CHILDREN'S TRUST REGULAR BOARD MEETING AGENDA

November 09, 2026 at 4:00 PM

CTAC, 4010 NW 25th Place, Gainesville, FL 32606

Call to Order

Roll Call

Agenda Review, Revision, and Approval

Approval of the agenda also approves all of the items on the consent agenda.

Consent Agenda

1. Board Attendance YTD
2. 10.12.2026 Regular Board Meeting Minutes
3. 10.12.2026 Board Meeting Evaluation - Survey Results
4. FY2026 Budget Report (September) - Preliminary
5. FY 2026 Checks and Expenditures (September)
6. FY 2026 Programmatic Awards and Expenditures Report (September)
7. FY 2027 Programmatic Awards and Expenditures Report (October)
8. Sponsorship Requests
9. Robinson Associates, Inc. – Special Needs Listening Sessions: Final Phase

General Public Comments

Chair's Report

Special Board Member Recognition

Board Member Oaths of Office

10. Approval of the Trust Board Meeting Schedule for 2027

Executive Director's Report

11. October 2026 ED Report

Old Business

12. Resolution No. 2027-01 - Live Local Act Exemption

Presentations

13. Alliance for Scholars – Year 5 – Impact & Insights (Bonnie Wagner)
14. Summer Camp 2026 Results
15. Board Training on Ethics, Sunshine, Public Records, & Confidentiality

General Public Comments

Board Member Comments

For Your Information

Items in this section are for informational purposes only and do not require any action by the Trust.

16. Alachua County Reads Monthly Update

Next Meeting Dates

Annual Board Meeting - Monday, December 14, 2026 @ 3:00 PM - Alachua County Library District Headquarters Meeting Room B, 401 E University Ave, Gainesville, FL 32601

CTAC Community Champion Awards - Monday, December 14, 2026 @ 4:00 PM - Alachua County Library District Headquarters Meeting Room A, 401 E University Ave, Gainesville, FL 32601

Adjournment

Virtual Meeting Information

View or listen to the meeting: https://www.youtube.com/channel/UCpYNq_GkjCo9FQo3qR5-SOw
Public Comments: Submit online at http://www.childrenstrustofalachuacounty.us/commentcard.

Guidelines for Public Comments

Public comments can be made in person at Children's Trust Board Meetings. We will no longer take comments by Zoom or by phone. If you would like to submit a written comment or a written transcript of your public comment before or after the meeting, these will be provided to Board Members prior to the next Board Meeting.

Any member of the public wishing to be heard either under the agenda section "General Public Comments" or on a specific agenda item shall approach the podium at the appropriate time.

Members of the public recognized by the Chair will have three (3) minutes to speak on a single subject matter. If an individual seeks to be heard on more than one agenda item, the Chair shall determine the amount of time allotted to the speaker. However, such time shall not exceed ten (10) minutes without the approval of the Board or Committee. The Clerk of the Trust is the official timekeeper.

Public members may not share or transfer all or part of their allotted time to any other person or agenda item, except as permitted by this Policy. To the extent a speaker has previously addressed a Board or Committee on the same subject, the Board Chair may limit repeat comments at the Board meeting by the same speaker.

File Attachments for Item:

1. Board Attendance YTD

FY 2027 Board Attendance

Regular Meetings	10/12/2026	11/9/2026	12/14/2026	
Chance	P			
Cornell	P			
Pinkoson	P			
Certain	P			
Hardt	P			
Elliott				
Page	P			
Patton	Absent			
Pena	P			
Tate	P			
Walker	Absent			
Special Meetings	V = Virtual Attendance	P = Physical Attendance		
Chance				
Cornell				
Pinkoson				
Certain				
Hardt				
Elliott				
Page				
Patton				
Pena				
Tate				
Walker				

File Attachments for Item:

2. 10.12.2026 Regular Board Meeting Minutes

CHILDREN'S TRUST OF ALACHUA COUNTY

CHILDREN'S TRUST REGULAR BOARD MEETING

MEETING MINUTES

October 12, 2026, at 4:00 PM

CTAC, 4010 NW 25th Place, Gainesville, FL 32606

CHAIR CHANCE called the meeting to order at 4:00 PM

Roll Call

Board Members Present: Mary Chance (Chair), Ken Cornell (Vice Chair), Lee Pinkoson (Treasurer), Tina Certain, Dr. Nancy Hardt, Bob Page, Judge Phillip A. Pena, Dr. Lisa Tate

Agenda Review, Revision, and Approval

Member Cornell moved for the approval of the consent and regular agendas to include the addition of a budget adjustment item added to the consent agenda**.** Member Pinkoson seconded the motion. Member Certain requested more information about the added item. CTAC Executive Director Marsha Kiner explained the item corrects a scrivener's error. The motion passed by unanimous voice vote.

Consent Agenda

1. Board Attendance YTD
2. 9.17.2026 Regular Board Meeting Minutes
3. 9.17.2026 Regular Board Meeting Evaluation – Survey Results
4. 9.17.2026 First TRIM Hearing Minutes
5. 9.28.2026 Regular Board Meeting Minutes
6. 9.28.2026 Regular Board Meeting Evaluation – Survey Results
7. 9.28.2026 Final TRIM Hearing Minutes
8. FY 2026 Budget Report (August)
9. FY 2026 Checks and Expenditures Report (August)
10. FY 2026 Programmatic Awards and Expenditures Report (August)
11. FY 2026 4th Quarter Financial Report to the BoCC
12. FY 2026 4th Quarter Financial Report
13. Sponsorship Requests

General Public Comments – none

DRAFT

Chair's Report

Chair Chance passed around a thank you card from Dr. Maggie Labarta and announced that Member Melissa Walker is retiring at the end of the month. A new DCF administrator will join the Board in November.

14. Executive Director Annual Review

Chair Chance reviewed the results of ED Kiner's annual evaluation and shared the Personnel Committee's feedback. **Member Cornell moved:**

1. **The Board accepts the Executive Director Performance Evaluation with the recommended goals for 2026-2027.**
2. **The Board approves a 6.8% percent salary increase for the Executive Director.**

Member Pinkoson seconded the motion, which passed by unanimous vote.

Executive Director's Report

15. October 2026 Executive Director Report

ED Kiner passed around a recognition award CTAC received from Just for Us Education. Kiner thanked the Alachua County Public Schools district for their assistance in getting the CTAC Special Needs survey distributed to parents. There will be two Focus Groups in partnership with the schools next week.

Correspondence received from the City of Gainesville City Manager regarding the Gun Violence Initiative was shared. ED Kiner publicly expressed her disappointment with the sentiment of this correspondence. CTAC's process for Board presentations, including backup information requests, were outlined. Moving forward, staff will make sure expectations are very clear for any provider presenting to the Board. Presentations will be removed from the agenda if they do not appear to be appropriately prepared. ED Kiner asked that staff be afforded time to fully research, vet, and make a recommendation to the Board before embarking on future initiatives. Chair Chance referenced Dr. Maggie Labarta's previous comments about the importance of assessment prior to action. Member Certain shared that she understands ED Kiner's request but is concerned about limiting a Board member with potentially more knowledge of a particular area. ED Kiner asks that staff be given a period to report back on the best ways for the Trust to get involved in initiatives. Judge Pena commented that people often think any endeavor can be thought to be of benefit to children – which could lead to a loss of focus. Member Pinkoson asked what would become of unutilized CTAC-funded computers labs. ED Kiner shared her intention to inquire about them at her upcoming meeting with the Gainesville City Manager.

Presentations

16. Afterschool: Program Impact and Insights

CTAC Research, Planning, and Evaluation Coordinator Bonnie Wagner provided an update and overview on the CTAC-funded afterschool programs. In FY25-26, seven organizations at nine sites throughout the county served over 300 children. All children served meet the scholarship eligibility criteria – the majority are below 200% of the poverty line. Demographics show 65% of the participants are African American and 60% are female. There was 74% attendance, 60% program utilization, and 55% children returning from the previous year. Wagner noted that performance metrics are different for middle and high schoolers, adding that middle schoolers have less time during after-school due to later dismissal. This explains in part why middle school engagement in enrichment programs is lower. Although academics are not a required component of afterschool programs, 82% of youth saw improvement in their literacy skills assessment using various academic improvement curricula. Social-emotional development is included among the positive afterschool program outcomes, with 92% of participants measured as proficient or demonstrating improved social-emotional skills. Member Pinkoson asked about participation numbers and safety responses from youth program participants and suggested changing the wording of future survey questions to reduce neutral responses. Member Page remarked on the intense capital outlay per child and inquired about the rationale and strategic goal connection. Wagner explained the expenditure falls under the education goal but addresses safety too. Youth served in the

afterschool program are at higher risk, economically disadvantaged, and unable to participate without CTAC funds. Dr. Hardt asked for clarification on who benefits from the enrichment and received confirmation that all children in the program, not only CTAC scholarship children. Member Cornell echoed Dr. Hardt and Member Page and commended all the providers for stepping up. He highlighted the outstanding performance measures and improvements in literacy and math. Neither of which were required. Member Certain commented that Kids Count has been using UFLI for years and the program started doing it due to academic need. Judge Pena commented that he is always looking for ways to get academic components addressed, including loss of credits. He recommended that credit recovery should be explored and incorporated to help youth get back on track to graduate. ED Kiner responded that the Board can determine what they want to change or add such as a discussion on cost per child during the RFP Workshop on Afterschool. Member Cornell stated that he would like to know if there is a specific provider(s) the Trust can focus on to address loss of credits.

Public Comment

Izzy Brazzel (Gainesville Circus Center) introduced herself to the new Board members and expressed gratitude to CTAC for the collaborative opportunities for afterschool providers.

Jennifer Reeves (UFLI) shared her experiences working with Willie Mae Stokes and Girls Place and described previous initiatives she knew of that worked in the county. Through collaboration and data sharing, it was discovered that many of the same few children were committing a large portion of juvenile crime. She said afterschool programs can reduce juvenile crime and assist with credit retrieval as has been done before. Children need after-school programs for a variety of reasons. Chair Chance suggested this be brought to a future workshop.

Allysen Marks (Executive Director, Kids Count) expressed gratitude for the support and connections they have among their provider network thanks to CTAC. She gave kudos to the CTAC Research and Evaluation staff because the work they do is so important. She went on to thank the Finance Department and Contract Manager Max DeZutter for being “tireless advocates”. She also shared quotes from program participants including, “We have fun here” and “I feel safe here.”

Christi Arrington (Executive Director, Girls Place) stated that it takes a community to raise a non-profit. Arrington agreed that there are so many that are willing and prepared to help. Her program has 50 girls supported by CTAC scholarships.

Kristin Kozelsky-Reed (Pace Center for Girls) informed the Board that Pace provides credit recovery for their students and would love to be part of future discussions on this topic.

Old Business

17. 2026-2027 Tentative RFP Schedule

Belita James, Director of Program Operations, walked the Board through the tentative RFP and initiative planning timeline. The Afterschool and Prevention RFP workshop is tentatively scheduled for January 25th. The tentative release date for this is February 12th. A Special Needs Board Workshop is tentatively scheduled for March 8, 2027. It is not yet determined if staff will recommend an RFP, however it would tentatively be released in June. The proposed Summer RFP would be released in fall of FY27. The Youth Health RFP Plan will include mental health with a possible Fall 2027 release. There is also consideration of possible bridge funding for the current CTAC mental health partners. Dr. Hardt asked what is actually being prevented under the “Prevention” category. DPO James suggested more information will be presented at the board workshop. ED Kiner added that staff may provide varied recommendations and let the Board determine the direction of the RFP. Dr. Hardt suggested that the Youth Behavioral Risk Factor Survey data would help inform the Board of important health and prevention areas to address.

New Business

18. 2026-2030 Strategic Plan Implementation

DPO James, joined by Research, Planning, and Evaluation Coordinator Dr. Amy Wagner, provided an overview of goals and responsibilities. A timeline was shared that included the schedule for board updates and reporting. Dr. Wagner explained the implementation tracker and how CTAC will monitor the targets and measures. A team of staff members will be assigned to each goal. The tracker provides structure to discuss data for each goal. The first tracker monitors actions and the second monitors the results.

Judge Pena expressed alarm at the school safety and arrests statistics for the County and would like to receive this information broken down by school. Chair Chance asked if there is a way to keep a timeline so the Board can be reminded how much time is left and will there be a quarterly update? ED Kiner responded that the staff can determine how to include information in the monthly ED report to help provide a recurring update. Member Certain suggested there was a way to categorize meetings and the strategic plan alignment. ED Kiner said she would investigate how this could be implemented.

Dr. Hardt emphasized that if CTAC does something about preventing trauma, youth behaviors will improve. Judge Pena reiterated that identifying each individual school and breaking it down further will be more helpful in getting down to the crux of who these young people are. Member Cornell reminded everyone that the Trust expires in 2030 and will cease to exist if it is not renewed. He believes 2028 is the right time to put the Trust back on the ballot. He asked new members to think about a formal resolution to the Board of County Commissioners asking to extend CTAC from 2030-2050. According to Member Cornell, in six months, it will be time for the Trust to have this conversation. Chair Chance referred to the Florida Chamber's Prosperity Initiative on Poverty and commented that the Trust should be paying attention to efforts to bring in the right partners in those areas. In response to the Judge's point, Member Pinkoson added that CTAC is working from age 0 through 18. He stated that whatever can be done early will help down the road and ultimately have an impact on the numbers we are seeing. Director of Marketing and Communications Darlena Cunha presented the communications plan, which includes social media posts, website updates, press releases, and other community communication tools. Dr. Hardt suggested CTAC have a documentary or mini-documentary and mentioned Leigh Scott's documentary "Uncarcerated." She said staff should contact him and find out what he would need to complete a documentary to showcase CTAC's impact on the community.

General Public Comments

Ross Ambrose asked if CTAC sunsets, what would its legacy be? He challenged the Trust to look for a "Big Hairy Audacious Goal" (BHAG) to sell citizens on how the Trust not only helped children but also the larger community.

Christi Arrington (Executive Director, Girls Place) reflected on attending the One Nation, One Project Symposium recently where the City's Youth Steering Committee shared that a lot of youth do not know how to solve conflict and have no way of letting their stress out.

Board Member Comments

Member Certain would like staff to use Peach Jar to reach more parents and children in the county.
Member Cornell appreciated Ross' comments and is reminded to keep the focus on "trying to change the lake."

ED Kiner shared that CTAC has been covered on the Ilene Silverman Show (airing now on CBS and WUFT), as well as a segment on another CBS show called, "The 352" talking about what CTAC is and how Amendment 3 could possibly affect the Trust. Member Pinkoson caught the program and commented that ED Kiner did an excellent job.

For Your Information

Items in this section are for informational purposes only and do not require any action by the Trust.

19. Help Me Grow Alachua August Newsletter

20. Early Childhood Learning Collaborative September 2026 Update

21. Alachua County Reads Monthly Update

Next Meeting Dates

Regular Board Meeting - Monday, November 9, 2026 @ 4:00 pm at CTAC, 4010 NW 25th Place, Gainesville, FL 32606

Annual Board Meeting & Inaugural Community Champions Awards - Monday, December 14, 2026 @ 4:00 pm at the Alachua County Library District Headquarters, 401 E University Ave, Gainesville, FL 32601

Additional dates – Alachua County Public Schools invited the Board to the District Office downtown on Monday, October 19, to meet with the Superintendent Search Firm.

Chair Chance adjourned the meeting at 6:09 pm.

DRAFT

CHILDREN'S TRUST OF ALACHUA COUNTY

Children's Trust Board Meeting

Sign – In Sheet

10/12/2026 from 4pm-6pm

Name	Organization	Email
Jennifer Reeves	UFLI	jreeves@coe.ufl.edu
Theren Beard	CNF	tbeard@cnecnf.org
Dr. Heidi Keegan	ACR	HKeegan@alachuacountyfl.org
Bob Page	Board	
Madison James	goodwill North FL/ Teenswork Alumn	mjames@goodwillnorthfl.org
Valentina Contesse	UFLI	contesse@coe.ufl.edu
CHRISTI ARRINGTON	GIRLS PLACE, INC.	
Kristin Kozelsky Reed	Pace	
Sharde Goodloe	Goodwill	
Trelany Pennington	CSS	tpennington@alachua
Izzy Brazzel	GCC	
Allyson Marks	Kids Count	allyson@kidscountyalachua.org

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

Approval of Budget Adjustment to Direct Community Service Contract – Contract #14664, Amplified Student Voice Coalition

Requested Action:

The Trust is asked to receive and approve a $4,249.76 adjustment to the FY2027 allocation for Contract #14664 – Amplified Student Voice Coalition.

Background

The FY2027 Budget reflects an allocation **of** $120,742.00 for Amplified Student Voice Coalition. During finalization of the FY2027 agreement with The Education Foundation of Alachua County, the contracted amount was established at $124,991.76**,** resulting in a difference of $4,249.76**.**

Attachments

N/A

Programmatic Impact:

N/A

Fiscal Impact:

$4,249.76 increase to the FY 2027 Allocation for Amplified Student Voice Coalition

Recommendation:

Staff Recommends Approval

Alachua County Public Schools

Join us for important

COMMUNITY MEETINGS

to share your input on the Superintendent Search

Monday, October 19; 6:00 p.m.
Howard Bishop Middle School Cafeteria
1901 NE 9th Street, Gainesville

Tuesday, October 20; 6:00 p.m.
Kanapaha Middle School Cafeteria
5005 SW 75th Street, Gainesville

WE WANT YOUR INPUT!

Communications Plan



- Constant Contact Bulletin
- Pinned Social Posts – general
- Social Posts – each goal separate as a series
- Social Posts – Goal 4 highlight
- Website Banner
- Press Release with plan attached
- Share on County socials

CTAC Board Meetings 2027

January

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

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28						

March

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21	22	23	24	25	26	27
28	29	30	31			

April

Su	Mo	Tu	We	Th	Fr	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	

May

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23	24	25	26	27	28	29
30	31					

June

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20	21	22	23	24	25	26
27	28	29	30			

July

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

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22	23	24	25	26	27	28
29	30	31				

September

Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Board Meetings

Monday, February 8, 2027 at 4:00 PM
Monday, March 8, 2027 at 4:00 PM
Monday, April 12, 2027 at 4:00 PM
Monday, May 10, 2027 at 4:00 PM
Monday, June 14, 2027 at 4:00 PM
Monday, August 9, 2027 at 4:00 PM
Monday, September 13, 2027 at 4:00 PM
*First TRIM Hearing starts at 5:01 PM
Monday, September 27, 2027 at 4:00 PM
*Final TRIM Hearing starts at 5:01 PM
Monday, October 11, 2027 at 4:00 PM
Monday, November 8, 2027 at 4:00 PM
Monday, December 13, 2027 at 4:00 PM

Alachua County Public Schools

Spring Break - March 15-19, 2027

Holiday Closures

New Years Day - 1/1/2027
Martin Luther King Day - 1/18/2027
Memorial Day - 5/31/2027
Juneteenth, observed - 6/18/2027
Independence Day, observed - 7/5/2027
Labor Day - 9/6/2027

File Attachments for Item:

3. 10.12.2026 Board Meeting Evaluation - Survey Results

CHILDREN'S TRUST
OF ALACHUA COUNTY

Summary of Board Meeting Evaluation Surveys

Per Board Policy 1.15, each meeting Board members will have the opportunity to evaluate the effectiveness and efficiency of meetings and provide suggestions on how to improve and make the best use of Board meetings. The following is a summary of the input Board members provided for review by the Board, CTAC staff, and members of the public regarding the most recent Board meeting.

Date of Meeting:	**October 12th, 2026**
Completion Rate:	80% of Board members completed (8 of 10)[1]

Evaluation of Meeting Components

Board members rate the effectiveness and efficiency of four meeting components from 1 to 4. A rating of 1 = "*poor*", 2 = "*fair*", 3 = "*good*", and 4 = "*excellent*."

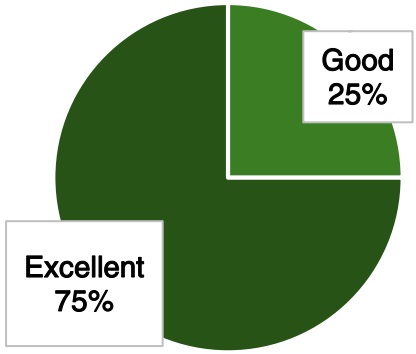
Board members provided "excellent" and "good" ratings for Materials Provided and Meeting Facilitation and "excellent" ratings for CTAC Staff and Presentations. The Board meeting included presentations of FY26 CTAC funded after school programs and Strategic Plan Implementation.

	Meeting Component			
Date of Meeting	**Materials Provided**	**Meeting Facilitation**	**CTAC Staff**	**Presentations**
October 12, 2026	**3.75** ↓	**3.88** ↑	**4.00** ↑	**4.00** ↑
Average Rating (Cumulative to Date)	**3.78**	**3.86**	**3.90**	**3.81**

Materials Provided: The Board packet was received in a timely fashion and provided the information needed to prepare for the meeting.

[1] Eight Board members attended in-person on 10/12/2026 and all completed a survey.

Member Name	Rating	Average Rating
Pena	4	3.75
Certain	3	
Chance	4	
Cornell	4	
Hardt	4	
Patton		
Pinkoson	4	
Walker		
Tate	3	
Page	4	



Comments:

Comprehensive info :) (Page)

Meeting Facilitation: The Chair ensured Board members and members of the public who wanted to speak had the opportunity to be heard.

Member Name	Rating	Average Rating
Pena	4	3.88
Certain	3	
Chance	4	
Cornell	4	
Hardt	4	
Patton		
Pinkoson	4	
Walker		
Tate	4	
Page	4	



Comments:

Best discussions that we have conducted since becoming a member. Excellent info and comments by members and public. (Pena)

CTAC Staff: CTAC staff were knowledgeable on their agenda items and prepared to address questions or provide a plan for follow-up.

Member Name	Rating	Average Rating
Pena	4	4.00
Certain	4	
Chance	4	
Cornell	4	
Hardt	4	
Patton		
Pinkoson	4	
Walker		
Tate	4	
Page	4	



Comments: *(none)*

Presentations: Presentations were helpful in providing information on programs and policies to guide decision-making and allow for input and transparency.

Member Name	Rating	Average Rating
Pena	4	4.00
Certain	4	
Chance	4	
Cornell	4	
Hardt	4	
Patton		
Pinkoson	4	
Walker		
Tate	4	
Page	4	



Comments: *(none)*

Finally, Board members can provide general comments on the meeting overall as well as topics they'd like to see addressed on future agendas. These comments are listed below.

General Comments:

- We need a documentary (Hardt)
- It was a little choppy keeping up with the info this time. Not sure why- maybe just that a lot of information was trying to be distributed. (Tate)
- Great to hear from our providers about their programs!! (Page)

Items, Presentations, or other Information for future Board agendas:

(none)

File Attachments for Item:

4. FY2026 Budget Report (September) - Preliminary

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

FY 2026 Budget Report (September)

Requested Action:

The Trust is asked to receive the September Budget Preliminary Report

Background

Board Policy 3.50 requires that "the CTAC will perform quarterly reviews to determine if the budgetary plan is being followed and if budgetary expectations are being achieved. Any problems discovered in this process will be corrected at the appropriate level of budgetary control."

Attachments

Income Statement
Balance Sheet

Programmatic Impact:

NA

Fiscal Impact:

NA

Recommendation:

Receive the Report

CHILDREN'S TRUST OF ALACHUA COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YTD Transactions Through September 30th, 2026

	Budget	Actuals					
	All Funds FY25-26 Budget	General Fund 001	Special Revenue Fund 101	Collaborative Task Force Fund 102	Capital Projects Fund 301	Capital Assets Fund 900	FY 2026 YTD Actuals All Funds
REVENUES							
Ad Valorem Taxes	10,844,843.00	10,860,543.90	-	-	-	-	10,860,543.90
Interest and Other Earnings	525,000.00	511,842.90	1,203.96	-	9,932.70	-	522,979.56
Rent	62,496.00	62,496.00	-	-	-	-	62,496.00
Private Contributions and Donations	-	5,000.00	-	125,710.00	-	-	130,710.00
Grants and Awards	-	-	-	-	-	-	-
Miscellaneous Other Revenue	-	7,110.00	-		-	-	7,110.00
Use of Fund Balance (Non-Operating Sources)	6,115,337.00	-	-	-	-	-	-
Intergovernmental Revenue	-	-	-		-	-	-
Capital Transfer In (Use of Reserves for Capital Expense)	200,000.00	-	-	-		-	-
TOTAL REVENUES	**17,747,676.00**	**11,446,992.80**	**1,203.96**	**125,710.00**	**9,932.70**	**-**	**11,583,839.46**
EXPENDITURES							
Personnel Services	2,229,067.00	2,050,777.13	-	-	-	-	2,050,777.13
Operating Expenses	1,633,662.00	1,442,381.00	-	120,700.00	-	-	1,563,081.00
Grant & Aid (Programmatic Expenditures)	12,639,820.00	10,822,204.00	-	-	-	-	10,822,204.00
Grants & Awards (Special Revenue Fund)	-	-		-	-	-	-
Task Forces	-	-	-	-	-	-	-
Capital Outlay (Capital Expense)	200,000.00	-	-	-	-	-	-
Depreciation Expense	-	-	-	-	-	32,429.00	32,429.00
SUB-TOTAL EXPENDITURES	**16,702,549.00**	**14,315,362.13**	**-**	**120,700.00**	**-**	**32,429.00**	**14,468,491.13**
OTHER FINANCING SOURCES (USES)							
Capital Transfer Out (Use of Reserves for Capital Expense)	200,000.00						
Appropriated Reserve (Non-Operating Uses)	845,127.00	-	-	-	-	-	-
TOTAL TRANSFERS	**1,045,127.00**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES	**17,747,676.00**	**14,315,362.13**	**-**	**120,700.00**	**-**	**32,429.00**	**14,468,491.13**
NET INCOME (EXPENSE)	**-**	**(2,868,369.33)**	**1,203.96**	**5,010.00**	**9,932.70**	**(32,429.00)**	**(2,884,651.67)**

CHILDREN'S TRUST OF ALACHUA COUNTY
BALANCE SHEET
GOVERNMENTAL FUNDS
FY 2026 Transactions Through September 30th, 2026

	General Fund 001	Special Revenue Fund 101	Collaborative Task Force Fund 102	Capital Projects Fund 301	Capital Assets Fund 900	General Long Term Debt Fund 950	Total Governmental Funds
Assets							
Cash & Cash Equivalents	8,446,991	8,531	112,089	1,000,395	-	-	9,568,006
Due From Other Governments	-	-	-	-	-	-	-
Prepaid Items	73,250	-	-	-	-	-	73,250
Land	-	-	-	-	476,780	-	476,780
Building	-	-	-		1,721,135	-	1,721,135
Building Renovation	-	-	-	-	-	-	-
Accumulated Depreciation	-	-	-	-	(146,404)		(146,404)
Deferred Outflows of Resources - FRS	-	-	-	-		537,220	537,220
Deferred Outflows of Resources - OPEB	-	-	-	-		108,332	108,332
Total Assets	**8,520,241**	**8,531**	**112,089**	**1,000,395**	**2,051,511**	**645,552**	**12,338,319**
Liabilities							
Accounts Payable	33,712	-		-	-	-	33,712
Accrued Wages Payable	-	-	-	-	-	-	-
Contracts Payable	2,017,325	-	-	-	-	-	2,017,325
Due to Other Governments	-	-		-	-	1,289,914	1,289,914
Deferred Inflows of Resources	-	-	-	-	-	222,226	222,226
Total Liabilities	**2,051,037**	**-**	**-**	**-**	**-**	**1,512,140**	**3,563,177**
Equity							
Fund Equity	6,469,204	8,531	112,089	1,000,395	2,051,511	(866,588)	8,775,141
Total Equity	**6,469,204**	**8,531**	**112,089**	**1,000,395**	**2,051,511**	**(866,588)**	**8,775,141**
Total Liabilities and Equity	**8,520,241**	**8,531**	**112,089**	**1,000,395**	**2,051,511**	**645,552**	**12,338,319**

File Attachments for Item:

5. FY 2026 Checks and Expenditures (September)

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

FY 2026 Checks and Expenditures Report (September)

Requested Action:

The Trust is asked to receive the report.

Background

Resolution 2020-2 requires that "All checks for expenditures or contracts which have not been expressly approved by the Trust shall be reported to the Trust on a monthly basis. The report may be under the consent agenda subject to being removed for further discussion."

Attachments

FY 2026 Checks and Expenditures Report (September)

Programmatic Impact:

NA

Fiscal Impact:

NA

Recommendation:

Receive the Report

Item 5.

Children's Trust of Ala Cty LIVE

Bank Account Activity Report

Reconciled & Un-Reconciled

From Date: 09/01/2026 - To Date: 09/30/2026

Bank	Bank Account
Bank of America	Concentration Account

Deposits:

Date	Type	Deposit Information	Description	Department	Amount
09/03/2026	Collection		Check	0700 - Clerk Finance and Accounting	5,208.00
09/04/2026	Collection		Other	0700 - Clerk Finance and Accounting	1,500,000.00
09/17/2026	Collection		Check	0700 - Clerk Finance and Accounting	12,594.29
09/22/2026	Collection		Other	0700 - Clerk Finance and Accounting	1,500,000.00
09/22/2026	Collection		Check	0700 - Clerk Finance and Accounting	10,416.00
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	245.00
09/24/2026	Collection		Cash	0700 - Clerk Finance and Accounting	(6,000.00)
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	3,000.00
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	0.00
09/24/2026	Collection		Cash	0700 - Clerk Finance and Accounting	(245.00)
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	0.00
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	3,000.00
09/24/2026	Collection		Cash	0700 - Clerk Finance and Accounting	(279.90)
09/24/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	0.00
09/30/2026	Collection		Check	0700 - Clerk Finance and Accounting	1,766.89
					$3,029,705.28

Checks:

Status	Check Number	Payment Date	Reconciled	Source	Payee Name	Amount
No Transactions Exist						

EFTs:

Status	EFT Number	Payment Date	Reconciled	Source	Payee Name	Amount
Reconciled	135	09/11/2026	09/11/2026	Accounts Payable	MISSION SQUARE RETIREMENT	230.00
Reconciled	133	09/28/2026	09/25/2026	Accounts Payable	MISSION SQUARE RETIREMENT	230

Returned Checks:

Date	Payer	Check Number	Amount

No Transactions Exist

Wire Transfers:

Type	Date	Vendor	Description	Internal Account	Amount
Wire Transfer Out	09/01/2026		2026.09.01 Transfer from Concentration to ZBA	ZBA Accounts Payable	(17.79)
Wire Transfer Out	09/03/2026		2026.09.03 Transfer from Concentration to ZBA	ZBA Accounts Payable	(31,775.20)
Wire Transfer Out	09/04/2026		2026.09.04 Transfer from Concentration to ZBA	ZBA Accounts Payable	(466,126.92)
Wire Transfer Out	09/08/2026		2026.09.08 Transfer from Concentration to ZBA	ZBA Accounts Payable	(21,137.87)
Wire Transfer Out	09/09/2026		2026.09.09 Transfer from Concentration to ZBA	ZBA Accounts Payable	(72,604.09)
Wire Transfer Out	09/11/2026		2026.09.11 Transfer from Concentration to ZBA	ZBA Accounts Payable	(133,664.81)
Wire Transfer Out	09/14/2026		2026.09.14 Transfer from Concentration to ZBA	ZBA Accounts Payable	(1,000.00)
Wire Transfer Out	09/15/2026		2026.09.15 Transfer from Concentration to ZBA	ZBA Accounts Payable	(1,416.74)
Wire Transfer Out	09/16/2026		2026.09.16 Transfer from Concentration to ZBA	ZBA Accounts Payable	(8,200.00)
Wire Transfer Out	09/17/2026		2026.09.17 Transfer from Concentration to ZBA	ZBA Accounts Payable	(148.56)
Wire Transfer Out	09/21/2026		2026.09.21 Transfer from Concentration to ZBA	ZBA Accounts Payable	(243,981.75)
Wire Transfer Out	09/22/2026		2026.09.22 Transfer from Concentration to ZBA	ZBA Accounts Payable	(2,055.00)
Wire Transfer Out	09/23/2026		2026.09.23 Transfer from Concentration to ZBA	ZBA Accounts Payable	(55,723.69)
Wire Transfer Out	09/24/2026		2026.09.24 Transfer from Concentration to ZBA	ZBA Accounts Payable	(19,860.00)
Wire Transfer Out	09/28/2026		2026.09.29 Transfer from Concentration to ZBA	ZBA Accounts Payable	(3,290.96)
Wire Transfer Out	09/28/2026		2026.09.28 Transfer from Concentration to ZBA	ZBA Accounts Payable	(214,772.11)
Wire Transfer In	09/04/2026	State Board of Administration of Florida	Transfer from Prime to Concentration		1,500,000.00
					$224,224.51

Adjustments:

Type	Date	Description	Amount

No Transactions Exist

Bank of America ZBA Accounts Payable

Deposits:

Date	Type	Deposit Information	Description	Department	Amount
09/18/2026	Collection		Wire Transfer/ACH/EFT	0700 - Clerk Finance and Accounting	245.00
					$245.00

Checks:

Status	Check Number	Payment Date	Reconciled	Source	Payee Name	Amount
Reconciled	12893	09/03/2026	09/09/2026	Accounts Payable	C Robinson & Associates Inc	13,500.00
Reconciled	12894	09/03/2026	09/09/2026	Accounts Payable	Information Management Solutions LLC	60.50
Reconciled	12895	09/03/2026	09/14/2026	Accounts Payable	Mirror Image Leadership Academy	6,510.00
Reconciled	12896	09/03/2026	09/09/2026	Accounts Payable	RIVER PHOENIX CENTER FOR PEACEBUILDING, INC.	2,500.00
Reconciled	12897	09/03/2026	09/09/2026	Accounts Payable	The Masters Lawn Care LLC	750.36
Reconciled	12898	09/03/2026	09/09/2026	Accounts Payable	Waste Pro of Florida Inc. DBA Waste Pro - 104	224.38
Reconciled	12899	09/09/2026	09/16/2026	Accounts Payable	GAINESVILLE REGIONAL UTILITIES	700.00
Reconciled	12900	09/09/2026	09/23/2026	Accounts Payable	Health Equity Inc	75.00
Reconciled	12901	09/09/2026	09/21/2026	Accounts Payable	Language Line Services Inc.	1,813.29
Reconciled	12902	09/09/2026	09/16/2026	Accounts Payable	Strong-MINDed Mentoring Inc	7,500.00
Reconciled	12903	09/17/2026	09/21/2026	Accounts Payable	Burger, Tracy	15,000.00
Reconciled	12904	09/17/2026	09/24/2026	Accounts Payable	C Robinson & Associates Inc	19,700.00
Reconciled	12905	09/17/2026	09/22/2026	Accounts Payable	High Class Educated Role Models Academy	1,500.00
Reconciled	12906	09/17/2026	09/17/2026	Accounts Payable	Jones, Mia R	148.56
Reconciled	12907	09/17/2026	09/22/2026	Accounts Payable	More Than Foundation Inc	500.00
Reconciled	12908	09/17/2026	09/24/2026	Accounts Payable	Rentokil North America DBA Florida Pest Control	160.00
Reconciled	12909	09/17/2026	10/09/2026	Accounts Payable	Rotary District 6970 Youth Exchange	200.00
Reconciled	12910	09/24/2026	10/02/2026	Accounts Payable	GAINESVILLE REGIONAL UTILITIES	1,954.03
Reconciled	12911	09/24/2026	10/02/2026	Accounts Payable	GAINESVILLE REGIONAL UTILITIES	281.83
Reconciled	12912	09/24/2026	09/28/2026	Accounts Payable	Jones, Mia R	354.40
						$73,432.35

EFTs:

Status	EFT Number	Payment Date	Reconciled	Source	Payee Name	Amount
Open	2737	09/01/2026		Accounts Payable	Health Equity Inc	17.79
Reconciled	2568	09/03/2026	09/04/2026	Accounts Payable	A&A Doula Consulting	3,308.20
Reconciled	2569	09/03/2026	09/04/2026	Accounts Payable	Ashley McClellan dba The Concrete Rose Foundation	2,120.00
Reconciled	2570	09/03/2026	09/04/2026	Accounts Payable	Behavior Bricks LLC	66,133.25
Reconciled	2571	09/03/2026	09/04/2026	Accounts Payable	BOYS & GIRLS CLUBS OF NE FL, INC	57,345.06
Reconciled	2572	09/03/2026	09/04/2026	Accounts Payable	CFX OFFICE TECHNOLOGY	333.60
Reconciled	2573	09/03/2026	09/04/2026	Accounts Payable	Childrens Home Society of FL	24,266.39
Reconciled	2574	09/03/2026	09/04/2026	Accounts Payable	Crafty Gemini Youth Development	2,995.00
Reconciled	2575	09/03/2026	09/04/2026	Accounts Payable	Express Services Inc.	2,193.75
Reconciled	2576	09/03/2026	09/04/2026	Accounts Payable	GAINESVILLE AREA COMMUNITY TENNIS ASSOCIATION	33,273.62
Reconciled	2577	09/03/2026	09/04/2026	Accounts Payable	Gainesville Circus Center Inc	1,950.00
Reconciled	2578	09/03/2026	09/04/2026	Accounts Payable	GIRLS PLACE, INC.	78,281.25
Reconciled	2579	09/03/2026	09/04/2026	Accounts Payable	Griffin Group LLC	5,000.00
Reconciled	2580	09/03/2026	09/04/2026	Accounts Payable	Hagios Early Learning Center, LLC	1,860.00
Reconciled	2581	09/03/2026	09/04/2026	Accounts Payable	IGB Education Corp	7,530
Reconciled	2582	09/03/2026	09/04/2026	Accounts Payable	Just for Us Edu	12,270

Reconciled	2583	09/03/2026	09/04/2026	Accounts Payable	Limitless Adventure Inc	3
Reconciled	2584	09/03/2026	09/04/2026	Accounts Payable	Main Street Daily News Gainesville, LLC	
Reconciled	2585	09/03/2026	09/04/2026	Accounts Payable	Master Builder Camp LLC DBA Camp Makerie	7,430.00
Reconciled	2586	09/03/2026	09/04/2026	Accounts Payable	Osmanthus Group LLC.	3,500.00
Reconciled	2587	09/03/2026	09/04/2026	Accounts Payable	STAR CENTER CHILDRENS THEATRE, INC.	24,800.00
Reconciled	2588	09/03/2026	09/04/2026	Accounts Payable	Willie Mae Stokes Community Center	2,696.61
Reconciled	2590	09/03/2026	09/04/2026	Accounts Payable	I AM STEM, LLC	109,200.00
Reconciled	2610	09/04/2026	09/08/2026	Accounts Payable	Florida Retirement System	21,137.87
Reconciled	2716	09/08/2026	09/09/2026	Accounts Payable	Health Equity Inc	300.00
Reconciled	2596	09/09/2026	09/11/2026	Accounts Payable	AFLAC	365.78
Reconciled	2597	09/09/2026	09/11/2026	Accounts Payable	Childrens Home Society of FL	15,837.04
Reconciled	2598	09/09/2026	09/11/2026	Accounts Payable	Deeper Purpose Community Charities, Inc.	11,616.79
Reconciled	2599	09/09/2026	09/11/2026	Accounts Payable	EARLY LEARNING COALITION OF ALACHUA COUNTY, INC.	65,309.16
Reconciled	2600	09/09/2026	09/11/2026	Accounts Payable	Express Services Inc.	1,940.96
Reconciled	2601	09/09/2026	09/11/2026	Accounts Payable	GAINESVILLE AREA COMMUNITY TENNIS ASSOCIATION	7,020.39
Reconciled	2602	09/09/2026	09/11/2026	Accounts Payable	Greater Duval Neighborhood Association	3,290.00
Reconciled	2603	09/09/2026	09/11/2026	Accounts Payable	James Moore & Co P. L.	3,000.00
Reconciled	2604	09/09/2026	09/11/2026	Accounts Payable	Lee's Preschool Center Inc.	2,947.44
Reconciled	2605	09/09/2026	09/11/2026	Accounts Payable	McCauley, Emily	129.85
Reconciled	2606	09/09/2026	09/11/2026	Accounts Payable	Osmanthus Group LLC.	3,500.00
Reconciled	2607	09/09/2026	09/11/2026	Accounts Payable	Pleasant Street Civil Rights & Cultural Center	10,197.40
Reconciled	2608	09/09/2026	09/11/2026	Accounts Payable	Webauthor.com LLC	2,000.00
Reconciled	2609	09/11/2026	09/11/2026	Accounts Payable	AlphaStaff Inc.	55,268.85
Reconciled	2717	09/14/2026	09/15/2026	Accounts Payable	Health Equity Inc	416.74
Reconciled	2612	09/17/2026	09/21/2026	Accounts Payable	ALACHUA COUNTY SHERIFF'S OFFICE	1,467.57
Reconciled	2613	09/17/2026	09/21/2026	Accounts Payable	BOYS & GIRLS CLUBS OF NE FL, INC	7,470.00
Reconciled	2614	09/17/2026	09/21/2026	Accounts Payable	Center for Nonprofit Excellence of NCF, Inc.	1,500.00
Reconciled	2615	09/17/2026	09/21/2026	Accounts Payable	Deeper Purpose Community Church Inc	18,584.41
Reconciled	2616	09/17/2026	09/21/2026	Accounts Payable	Del Moral, Mariana	97.08
Reconciled	2617	09/17/2026	09/21/2026	Accounts Payable	Education Foundation of Alachua County	5,354.38
Reconciled	2618	09/17/2026	09/21/2026	Accounts Payable	Episcopal Children's Services	90,898.77
Reconciled	2619	09/17/2026	09/21/2026	Accounts Payable	Express Services Inc.	3,070.01
Reconciled	2620	09/17/2026	09/21/2026	Accounts Payable	GAINESVILLE AREA COMMUNITY TENNIS ASSOCIATION	3,566.45
Reconciled	2621	09/17/2026	09/21/2026	Accounts Payable	Gainesville Bridge Inc. dba PEAK Literacy	10,695.43
Reconciled	2622	09/17/2026	09/21/2026	Accounts Payable	GIRLS PLACE, INC.	10,894.28
Reconciled	2623	09/17/2026	09/21/2026	Accounts Payable	Irving Publications LLC	450.00
Reconciled	2624	09/17/2026	09/21/2026	Accounts Payable	Music & Art Program for Youth Inc.	916.82
Reconciled	2625	09/17/2026	09/21/2026	Accounts Payable	Partnership for Strong Families	13,255.25
Reconciled	2626	09/17/2026	09/21/2026	Accounts Payable	Shands Teaching Hospital and Clinics, Inc.	8,827.36
Reconciled	2627	09/17/2026	09/21/2026	Accounts Payable	Traveling Art Camp LLC	38,984.73
Reconciled	2628	09/17/2026	09/21/2026	Accounts Payable	University of Florida Board of Trustees	8,615.92
Reconciled	2629	09/17/2026	09/21/2026	Accounts Payable	Williams Temple Church Of God In Christ INC	2,520.00
Reconciled	2718	09/21/2026	09/22/2026	Accounts Payable	Health Equity Inc	55.00
Reconciled	2633	09/24/2026	09/28/2026	Accounts Payable	A&A Doula Consulting	1,141.33
Reconciled	2634	09/24/2026	09/28/2026	Accounts Payable	ALACHUA COUNTY BOCC	23,270.38
Reconciled	2635	09/24/2026	09/28/2026	Accounts Payable	ALACHUA COUNTY BOCC	441
Reconciled	2636	09/24/2026	09/28/2026	Accounts Payable	Behavior Bricks LLC	9,570

Reconciled	2637	09/24/2026	09/28/2026	Accounts Payable	Center for Nonprofit Excellence of NCF, Inc.	50
Reconciled	2638	09/24/2026	09/28/2026	Accounts Payable	Child Advocacy Center Inc.	17,034.44
Reconciled	2639	09/24/2026	09/28/2026	Accounts Payable	Deeper Purpose Community Church Inc	10,000.00
Reconciled	2640	09/24/2026	09/28/2026	Accounts Payable	Dream on Purpose Inc.	9,333.54
Reconciled	2641	09/24/2026	09/28/2026	Accounts Payable	Express Services Inc.	2,335.61
Reconciled	2642	09/24/2026	09/28/2026	Accounts Payable	Gainesville Thrives Inc.	13,378.62
Reconciled	2643	09/24/2026	09/28/2026	Accounts Payable	Goldwire, Kristy	263.38
Reconciled	2644	09/24/2026	09/28/2026	Accounts Payable	Hagios Early Learning Center, LLC	16,500.00
Reconciled	2645	09/24/2026	09/28/2026	Accounts Payable	Irving Publications LLC	450.00
Reconciled	2646	09/24/2026	09/28/2026	Accounts Payable	Partnership for Strong Families	8,330.43
Reconciled	2647	09/24/2026	09/28/2026	Accounts Payable	STAR CENTER CHILDRENS THEATRE, INC.	6,730.00
Reconciled	2648	09/24/2026	09/28/2026	Accounts Payable	Target Copy of Gainesville, Inc. DBA Renaissance	7.15
Reconciled	2649	09/24/2026	09/28/2026	Accounts Payable	University of Florida Board of Trustees	38,923.53
Reconciled	2715	09/25/2026	09/25/2026	Accounts Payable	AlphaStaff Inc.	55,648.69
Reconciled	2685	09/28/2026	09/29/2026	Accounts Payable	BANK OF AMERICA	6,708.24
Reconciled	2719	09/28/2026	09/29/2026	Accounts Payable	Health Equity Inc	3,290.96
Open	2758	09/30/2026		Accounts Payable	BANK OF AMERICA	12,403.22
Reconciled	2714	09/30/2026	09/30/2026	Accounts Payable	Florida Retirement System	21,100.48
						$1,188,982.31

Returned Checks:

Date	Payer	Check Number	Amount

No Transactions Exist

Wire Transfers:

Type	Date	Vendor	Description	Internal Account	Amount
Wire Transfer In	09/01/2026		2026.09.01 Transfer from Concentration to ZBA	Concentration Account	17.79
Wire Transfer In	09/03/2026		2026.09.03 Transfer from Concentration to ZBA	Concentration Account	31,775.20
Wire Transfer In	09/04/2026		2026.09.04 Transfer from Concentration to ZBA	Concentration Account	466,126.92
Wire Transfer In	09/08/2026		2026.09.08 Transfer from Concentration to ZBA	Concentration Account	21,137.87
Wire Transfer In	09/09/2026		2026.09.09 Transfer from Concentration to ZBA	Concentration Account	72,604.09
Wire Transfer In	09/11/2026		2026.09.11 Transfer from Concentration to ZBA	Concentration Account	133,664.81
Wire Transfer In	09/14/2026		2026.09.14 Transfer from Concentration to ZBA	Concentration Account	1,000.00
Wire Transfer In	09/15/2026		2026.09.15 Transfer from Concentration to ZBA	Concentration Account	1,416.74
Wire Transfer In	09/16/2026		2026.09.16 Transfer from Concentration to ZBA	Concentration Account	8,200.00
Wire Transfer In	09/17/2026		2026.09.17 Transfer from Concentration to ZBA	Concentration Account	148.56
Wire Transfer In	09/21/2026		2026.09.21 Transfer from Concentration to ZBA	Concentration Account	243,981.75
Wire Transfer In	09/22/2026		2026.09.22 Transfer from Concentration to ZBA	Concentration Account	2,055.00
Wire Transfer In	09/23/2026		2026.09.23 Transfer from Concentration to ZBA	Concentration Account	55,723.69
Wire Transfer In	09/24/2026		2026.09.24 Transfer from Concentration to ZBA	Concentration Account	19,860

Wire Transfer In	09/28/2026	2026.09.29 Transfer from Concentration to ZBA	Concentration Account	3
Wire Transfer In	09/28/2026	2026.09.28 Transfer from Concentration to ZBA	Concentration Account	214,772.11
				$1,275,775.49

Adjustments:

Type	Date	Description	Amount
.			

No Transactions Exist

File Attachments for Item:

6. FY 2026 Programmatic Awards and Expenditures Report (September)

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

FY 2026 Programmatic Awards and Expenditures Report (September 30th)

Requested Action:

The Trust is asked to receive the report.

Background

Upon request of Board Members, Provide monthly report of Programmatic funding by Goal. The report should include initial awarded amount and YTD expenses. The report may be under the consent agenda subject to being removed for further discussion."

Attachments

FY 2026 Programmatic Awards and Expenditures Report (September 30th)

Programmatic Impact:

NA

Fiscal Impact:

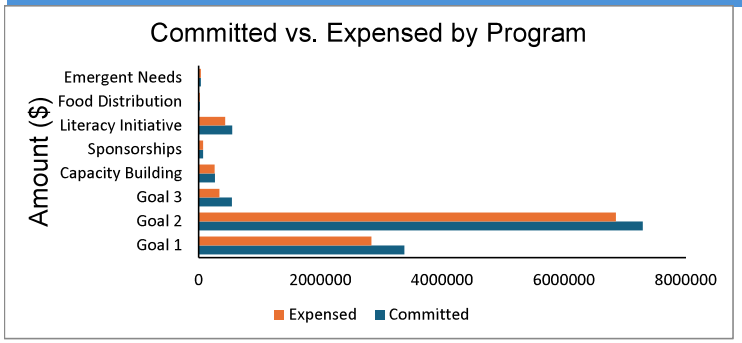
NA

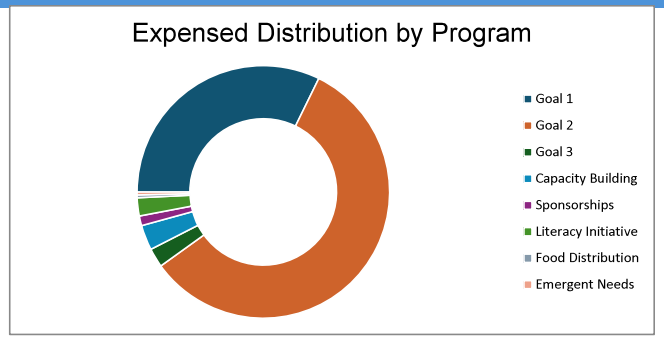
Recommendation:

Receive the Report

FY26 Programmatic Awards and Expenditures Dashboard

Budgeted	Committed	Expensed	Balance
$12,298,251	$12,172,530	$10,859,975	$1,448,069





Program Performance Summary

Program	Budgeted	Committed	Expensed	Balance
Goal 1	$3,426,213	$3,379,647	$2,835,073	$544,574
Goal 2	$7,330,938	$7,294,445	$6,852,631	$577,328
Goal 3	$545,000	$545,000	$340,762	$204,238
Capacity Building	$271,100	$271,100	$261,670	$9,430
Sponsorships	$75,000	$73,595	$73,595	-
Literacy Initiative	$550,000	$550,000	$437,500	$112,500
Food Distribution	-	$20,000	$20,000	-
Emergent Needs	$100,000	$38,743	$38,743	-
Total	**$12,298,251**	**$12,172,530**	**$10,859,975**	**$1,448,069**

Uncontracted Program Allocation Capacity Removed from Budgeted Totals for Final Awards Report since rolled forward and applied to Programmatic Funding for FY 27 Contracts

The Balance Amount Represents Total Outstanding Contractual Commitments thus does not include Funds Remaining for Emergent Needs, or Sponsorships.

FY 2026 Programmatic Awards & Expenditures Report
September 30, 2026

** Please note expensed numbers are as of 10/29/26. Expensed Totals reflected on this report are higher than those reflected on the Financial Statements for the period. This variance is due to timing differences in the parameters of the two reports.*

Last month completed

GOAL 1: ALL CHILDREN AND YOUTH ARE HEALTHY AND HAVE NUTURING CAREGIVERS AND RELATIONSHIPS

PROGRAM	AGENCIES	BUDGETED FUNDING	COMMITTED FUNDING	EXPENSED	REMAINING BUDGET	% Expensed	Invoice Status
Family Resource Centers							
Family Resource Centers/Consulting	Partnership for Strong Families	$153,874	$153,874	$114,056	$39,818	74%	Contract Complete
Family Resource Centers/Community Navigators	Partnership for Strong Families	$926,001	$926,001	$814,108	$111,893	88%	Contract Complete
Family Resource Centers	Willie Mae Stokes Community Center	$165,375	$164,964	$110,285	$54,679	67%	Contract Complete
Family Resource Centers	Pleasant Street Civil Rights & Cultural Center	$165,375	$165,375	$151,197	$14,178	91%	Contract Complete
Family Resource Centers	City of Hawthorne	$150,000	$150,000	$11,967	$138,033	8%	Not Applicable
Family Resource Centers	Deeper Purpose Community Charities	$150,000	$125,000	$71,911	$53,089	58%	Contract Complete
Maternal Child Health							
NewboRN Home Visiting Program	Healthy Start of North Central Florida, Inc.	$495,477	$495,477	$447,501	$47,976	90%	Current
Maternal Child Health Access Program	UF Health	$85,660	$64,505	$61,989	$2,516	96%	Contract Complete
Doula Friendly Designation	A&A Doula Consulting	$49,197	$49,197	$42,695	$6,502	87%	Contract Complete
Doulio LLC	Britany Fadiora dba Doulio LLC	$60,000	$60,000	$60,000	$0	100%	Contract Complete
Youth Health							
Wellness Healthcare Navigation (Year 2/3)	Children's Home Society of Florida	$265,259	$265,259	$234,066	$31,193	88%	Contract Complete
Reach Community Counseling Services for Adolescent Girls	PACE Center for Girls Inc.	$120,164	$120,164	$95,482	$24,682	79%	Contract Complete
Partners in Adolescent Lifestyle Support (PALS) THRIVE	UF Health Shands	$120,164	$120,164	$118,019	$2,145	98%	Contract Complete
Saving Smiles (Year 2/3)	UF College of Dentistry	$362,167	$362,167	$347,406	$14,761	96%	Contract Complete
Reducing Trauma to Abused Children Therapy Program	Child Advocacy Center, Inc.	$157,500	$157,500	$154,390	$3,110	98%	Contract Complete
TOTAL GOAL ONE		**$3,426,213**	**$3,379,647**	**$2,835,073**	**$544,574**	**84%**	

GOAL 2: CHILDREN AND YOUTH CAN LEARN WHAT THEY NEED TO BE SUCCESSFUL

PROGRAM	AGENCIES	DGETED FUNDI	MITTEDFUNDI	EXPENSED	MAINING BUDG	Expense	Invoice Status
Early Learning Programming							
Accreditation Academy / Master Class Series	Business Leadership Institute for Early Learni	$360,000	$360,000	$360,000	$0	100%	Contract Complete
SUMMER BRIDGE FOR HEAD START	Episcopal Children Services	$262,820	$262,820	$243,751	$19,069	93%	Contract Complete
Childcare Tuition Assistance	Early Learning Coalition	$650,000	$650,000	$646,445	$3,555	99%	Contract Complete
Summer Camp							
Summer Camp	THE CONCRETE ROSE FOUNDATION	$40,176	$40,176	$40,176	$0	100%	Contract Complete
Summer Camp	Behavior Bricks	$178,009	$178,009	$159,483	$18,526	90%	Contract Complete
Summer Camp	BOYS & GIRLS CLUBS OF NE FL	$119,452	$119,452	$90,158	$29,295	75%	Contract Complete

Summer Camp	Camp Makerie	$136,365	$136,365	$134,933	$1,432	99%	Contract Complete
Summer Camp	COMMUNITY IMPACT CORPORATION	$147,616	$147,616	$145,912	$1,704	99%	Contract Complete
Summer Camp	DEEPER PURPOSE COMMUNITY CHURCH	$200,999	$200,999	$198,049	$2,950	99%	Contract Complete
Summer Camp	Gainesville Area Tennis Association (Aces in Motion)	$64,655	$64,655	$64,655	$0	100%	Contract Complete
Summer Camp	Gainesville Circus Center	$28,499	$28,499	$28,499	$0	100%	Contract Complete
Summer Camp	GIRLS PLACE	$152,659	$152,659	$133,391	$19,268	87%	Current
Summer Camp	GREATER DUVAL NEIGHBORHOOD ASSOCIATION	$47,500	$47,500	$47,075	$425	99%	Contract Complete
Summer Camp	HAGIOS EARLY LEARNING CENTER	$29,282	$29,282	$29,282	$0	100%	Contract Complete
Summer Camp	I AM STEM	$203,400	$203,400	$203,400	$0	100%	Contract Complete
Summer Camp	IGB EDUCATION CORP	$118,602	$118,602	$118,602	$0	100%	Contract Complete
Summer Camp	JUST FOR US EDUCATION	$140,538	$140,538	$113,383	$27,155	81%	Contract Complete
Summer Camp	Kids Count	$46,829	$46,829	$46,829	$0	100%	Contract Complete
Summer Camp	LIMITLESS ADVENTURES	$57,825	$57,825	$45,786	$12,039	79%	Contract Complete
Summer Camp	Mirror Image Leadership Academy	$72,600	$72,600	$66,418	$6,182	91%	Contract Complete
Summer Camp	STAR CENTER CHILDRENS THEATER	$89,720	$89,720	$70,280	$19,440	78%	Contract Complete
Summer Camp	TRAVELING ART CAMP	$322,036	$322,036	$311,621	$10,414	97%	Contract Complete
Summer Camp	Williams Temple	$10,970	$10,970	$10,970	$0	100%	Contract Complete
Enrichment Programming							
Enrichment - Cadence and Calm	All Well Health Services	$4,624	$4,624	$2,927	$1,697	63%	Contract Complete
Enrichment - Underground Kitchen	CE's Underground Kitchen	$135,518	$135,518	$135,516	$135,516	100%	Contract Complete
Enrichment - Crafty Gemini Youth Development	Crafty Gemini Youth Development Inc	$78,750	$78,750	$71,880	$6,870	91%	Contract Complete
Enrichment - Cultural Arts Coalition Science Club	Cultural Arts Coalition	$35,173	$35,173	$35,173	$0	100%	Contract Complete
Enrichment - Let's DJ Program	DJ Elo Global LLC	$38,651	$38,650	$38,650	$0	100%	Contract Complete
Enrichment - DOP REACH	Dream On Purpose, Inc	$18,556	$18,556	$18,556	$0	100%	Contract Complete
Enrichment - IGB Education	IGB Education Corp	$25,668	$25,668	$25,668	$0	100%	Contract Complete
Enrichment - Infinite Dream Builders	Infinite Dream Builders Corp	$14,978	$14,978	$14,978	$0	100%	Contract Complete
Enrichment - Each One Teach One	Lee's Preschool Center	$92,424	$92,424	$72,452	$19,972	78%	Contract Complete
Enrichment - Motiv8U	Motiv8U of North Central Florida Inc.	$165,375	$165,375	$165,375	$0	100%	Contract Complete
Enrichment - Music & Arts Program for Youth	Music & Arts Program for Youth Inc.	$63,087	$63,087	$62,069	$1,017	98%	Contract Complete
Enrichment - College Knowledge Program	Santa Fe College	$95,770	$95,770	$75,841	$19,929	79%	Contract Complete
Enrichment - Florida Museum of Natural History	University of Florida	$58,966	$58,966	$58,962	$4	100%	Contract Complete
Afterschool Programming							
Afterschool	Boys and Girls Club of NE FL	$136,160	$99,669	$99,669	$0	100%	Contract Complete
Afterschool	Deeper Purpose Community Church, Inc.	$126,749	$126,749	$113,591	$13,158	90%	Contract Complete
Afterschool	Gainesville Area Tennis Association (Aces in Motion)	$286,158	$286,158	$221,166	$64,992	77%	Current

Afterschool	Gainesville Circus Center	$156,133	$156,133	$156,133	$0	100%	Contract Complete
Afterschool	Girls Place, Inc.	$141,047	$141,047	$135,034	$6,013	96%	Contract Complete
Afterschool	Kids Count in Alachua County, Inc.	$207,400	$207,400	$197,482	$9,918	95%	Current
Afterschool	Willie Mae Stokes Community Center, Inc.	$172,601	$172,601	$125,410	$47,191	73%	Contract Complete
Summer Programming	Alliance for Scholars - Gainesville	$143,574	$143,574	$125,450	$18,124	87%	Contract Complete
Summer Programming	Alliance for Scholars - Hawthorne	$84,000	$84,000	$82,693	$1,307	98%	Contract Complete
DOLLY PARTON IMAGINATION LIBRARY	GAINESVILLE THRIVES	$63,000	$63,000	$63,000	$0	100%	Contract Complete
THE BRIDGE COMMUNITY CENTER LITERACY PROGRAM	PEAK LITERACY	$121,275	$121,275	$120,875	$400	100%	Contract Complete
3DE Program	JUNIOR ACHIEVEMENT	$207,500	$207,500	$165,727	$41,773	80%	Contract Complete
AMPLIFIED: Student Voice Coalition	The Education Foundation	$125,000	$125,000	$125,000	$0	100%	Contract Complete
TeensWork Alachua	Goodwill Industries of North Florida	$1,052,250	$1,052,250	$1,034,258	$17,992	98%	Contract Complete
TOTAL GOAL 2		**$7,330,938**	**$7,294,445**	**$6,852,631**	**$577,328**	**94%**	

GOAL 3: ALL CHILDREN LIVE IN A SAFE COMMUNITY

PROGRAM	AGENCIES	DGETED FUNDI	IMITTEDFUNDI	EXPENSED	VAINING BUD	Expense	Invoice Status
MENTORING PROGRAMS	Multiple Providers	$50,000	$30,000	$0	$30,000	0%	Not applicable
Handy Youth in Action	Strong-Minded Mentoring, Inc.		$20,000	$20,000	$0	100%	Contract Complete
Community Workforce Development Program	AMI Kids	$210,000	$210,000	$197,017	$12,983	94%	Contract Complete
Youth Safety Initiatives - Gun Violence	City of Gainesville	$150,000	$150,000	$0	$150,000	0%	
Youth Safety Initiative - Youth Engagement	UF SPARC352	$75,000	$75,000	$74,850	$150	100%	Contract Complete
Youth Safety Initiatives	Alachua County Sheriff's Office Readers on Duty	$60,000	$60,000	$48,895	$11,105	81%	Contract Complete
TOTAL GOAL 3		**$545,000**	**$545,000**	**$340,762**	**$204,238**	**63%**	

CAPACITY BUILDING AND INNOVATION GRANTS

PROGRAM	AGENCIES	DGETED FUNDI	IMITTEDFUNDI	EXPENSED	VAINING BUD	Expense	Invoice Status
Capacity Building	Center for Non-Profit Excellence	$200,000	$200,000	$200,000	$0	100%	Contract Complete
My Side-walk / Philanthropy Hub	Community Foundation	$23,500	$23,500	$23,500	$0	100%	Contract Complete
Language Line	Interpreter Services	$10,000	$10,000	$2,513	$7,487	25%	Not Reported
Training	Child Advocacy Center	$1,400	$1,400	$1,400	$0	100%	Contract Complete
Youth Leadership and Conflict Resolution Program	River Phoenix Center for Peace Building	$9,200	$9,200	$9,200	$0	100%	Contract Complete
Youth Development Capacity Building & Training	River Phoenix Center for Peace Building	$10,000	$10,000	$10,000	$0	100%	Contract Complete
Training - Professional Development	Genesis Family Enrichment Center	$12,000	$12,000	$12,000	$0	100%	Contract Complete
Provider Capacity Building - Florida Afterschool Conference	**Florida Afterschool Inc.**	$5,000	$5,000	$0	$1,943	39%	Not Reported
Provider Capacity Building - Florida Afterschool Conference	Florida Afterschool Conference - Kids Count			$970	$0		

Language Line	Interpreter Services	$10,000	$10,000	$2,513	$7,487	25%	Not Reported
Training	Child Advocacy Center	$1,400	$1,400	$1,400	$0	100%	Contract Complete
Youth Leadership and Conflict Resolution Program	River Phoenix Center for Peace Building	$9,200	$9,200	$9,200	$0	100%	Contract Complete
Youth Development Capacity Building & Training	River Phoenix Center for Peace Building	$10,000	$10,000	$10,000	$0	100%	Contract Complete
Training - Professional Development	Genesis Family Enrichment Center	$12,000	$12,000	$12,000	$0	100%	Contract Complete
Provider Capacity Building - Florida Afterschool Conference	**Florida Afterschool Inc.**	$5,000	$5,000	$0	$1,943	39%	Not Reported
Provider Capacity Building - Florida Afterschool Conference	Kids Count			$970	$0		
Provider Capacity Building - Florida Afterschool Conference	Girls Place			$970	$0		
Provider Capacity Building - Florida Afterschool Conference	Willie Mae Stokes			$1,118			
TOTAL CAPACITY BUILDING AND INNOVATION		**$271,100**	**$271,100**	**$261,670**	**$9,430**	**97%**	

EMERGENT NEEDS, SPONSORSHIPS and INITIATIVES

COMMUNITY ENGAGEMENT SPONSORSHIPS

Alachua Childrens Theater - Jungle Book	$2,500
American Foundation for Suicide Prevention	$1,000
Bridge City Community Church - Fall Festival	$1,000
Crafty Gemini - Youth Business Fair Boot Camp	$1,000
Gainesville Circus - 2nd St Circus Spectaular	$2,500
Just Between Friends - Safe Kids Day	$2,145
Kool Kids Snacks - Fall Festival Community give back	$1,000
Momentum for the Arts - Holiday Show	$2,500
Simply Baked - Kid Prenuer Pop up Shop	$1,500
Swampbots	$2,500
United Way -Reading Pals	$1,000
Writers Alliance	$1,000
UF College of Pharmacy- GatoRX Community Care Fair	$1,500
Trinity's Day Spa- Kidpreneur Pop up	$2,000
Wishful Thinking, Inc- Renascence Beautillion Cotillion	$2,000
Access Task Force- Maternal Health Community Event	$1,800
Gainesville Chapter of the Links- Black Family Wellness Expo	$2,000
Carolyn's Heart Inc 4th Annual Bigest Heart Giveaway	$1,500
Archer Cultural Progressive Organization	$2,000
UF CARD	$1,000
Manhood Youth Development Foundation	$2,500

	Motiv8U of North Central Florida			$1,000		
	Alachua County Child Abuse Prevention Taskforce			$750		
	Early Learning Coalition			$2,500		
	Balance 180			$1,500		
	Hope for Hawthorne			$1,000		
	BLSSD Future, Inc			$1,000		
	At the WELLness Network, Inc			$850		
	JC Carters Foundation, Inc			$1,500		
	City of Newberry			$500		
	Journey of Chad's Mission			$1,200		
	Cade Museum for Creativity and Invention			$2,500		
	Safe Kids of NCFL - Disability Expo			$2,000		
	Partnership for Strong Families			$2,500		
	Concerned Citizens of Newberry			$1,000		
	Promise and Purpose Foundation			$1,500		
	Humane Society of NCFL			$600		
	High Springs Police Department			$2,500		
	Alachua County HPW Coalition - Mental Calming Rooms			$2,400		
	Dare to Be Different Youth Empowerment Org			$1,500		
	Annual Aviation Academy			$2,000		
	Annual Back to School Backpack and Supplies Giveaway			$850		
	Aqua Angels Artistic Swimming, LLC			$2,000		
	2th Annual PAVE Back to School Rally			$2,500		
	2nd Annual Sweet Potato Festival			$1,000		
	Waldo 4th Annual Homecoming Festival			$1,000		
TOTAL COMMUNITY ENGAGEMENT SPONSORSHIPS		**$75,000**	**$73,595**	**$73,595**	**$1,405**	**98%**
EMERGENT NEEDS						
	Lee's Preschool		$ 9,318.00			
	Gainesvville for All		$ 4,278.00			
	Limitless Adventures		$ 8,647.24			
	Hagios Early Learning Center LLC		$ 16,500.00			
TOTAL EMERGENT NEEDS		**$100,000**	**$38,743**	**$38,743**	**$61,257**	**39%**
SPECIAL INITIATIVES						
LITERACY INTIATIVES	Multiple	$550,000	$550,000	$437,500	$112,500	80%
EMERGENCY FOOD INTIATIVE	Regional Food Bank of NE Florida	$0	$20,000	$20,000	$0	100%
TOTAL SPECIAL INITIATIVES		**$550,000**	**$570,000**	**$457,500**	**$112,500**	**80%**
FY25-26 PROGRAM FUNDING		**$12,298,251**	**$12,172,530**	**$10,859,975**	**$1,312,555**	**89%**

File Attachments for Item:

7. FY 2027 Programmatic Awards and Expenditures Report (October)

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

FY 2027 Programmatic Awards and Expenditures Report (October 2026)

Requested Action:

The Trust is asked to receive the report.

Background

Upon request of Board Members, Provide monthly report of Programmatic funding by Goal. The report should include initial awarded amount and YTD expenses. The report may be under the consent agenda subject to being removed for further discussion."

Attachments

FY 2027 Programmatic Awards and Expenditures Report (October 2026)

Programmatic Impact:

NA

Fiscal Impact:

NA

Recommendation:

Receive the Report

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS AND EXPENDITURES - EXECUTIVE DASHBOARD

Report Date: October 30th, 2026

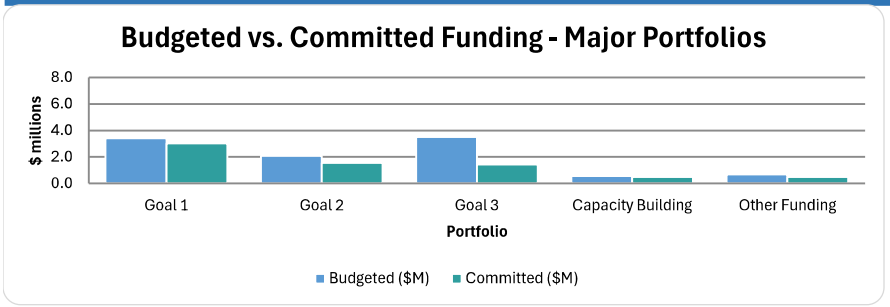
PROGRAM AUTHORITY	COMMITTED FUNDING ENTERED	EXPENDITURES ENTERED	UTILIZATION	REMAINING (ENTERED AMOUNTS)
$10.2M	$6.9M	$0.3M	3.8%	$6.7M

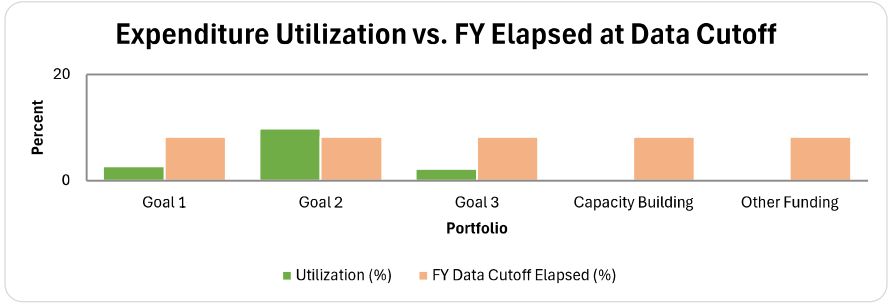
COMMITTED / AUTHORITY	UNCOMMITTED AUTHORITY	FY ELAPSED AT DATA CUTOFF	DATA LAG	2+ MONTH LAG CONTRACTS
67.9%	$3.3M	8.2%	0 days	0

PORTFOLIO PERFORMANCE AND EXECUTIVE INTERPRETATION

Portfolio	Budgeted	Committed	Expensed	Remaining	% Expensed
Goal 1	$3,396,140	$3,025,935	$81,160	$2,944,775	2.7%
Goal 2	$2,085,016	$1,537,069	$150,445	$1,386,624	9.8%
Goal 3	$3,509,730	$1,409,565	$30,477	$1,379,088	2.2%
Capacity	$551,626	$483,126	-	$483,126	0.0%
Sponsorship	$60,000	-	-	-	n.a.
Emergent	$75,000	-	-	-	n.a.
Literacy	$550,000	$492,816	-	$492,816	n.a.
TOTAL	**$10,227,512**	**$6,948,511**	**$262,082**	**$6,686,429**	**3.8%**

FUNDING DEPLOYMENT AND PACE

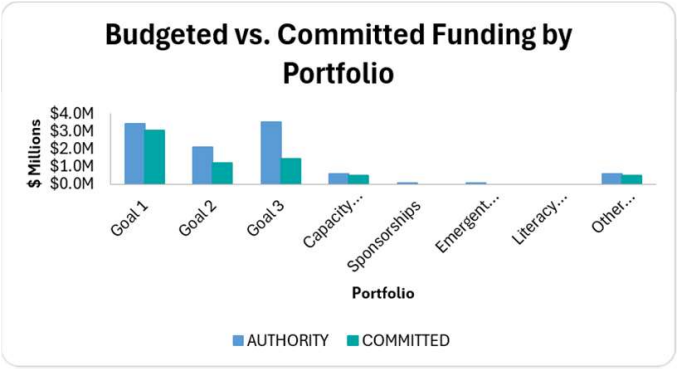


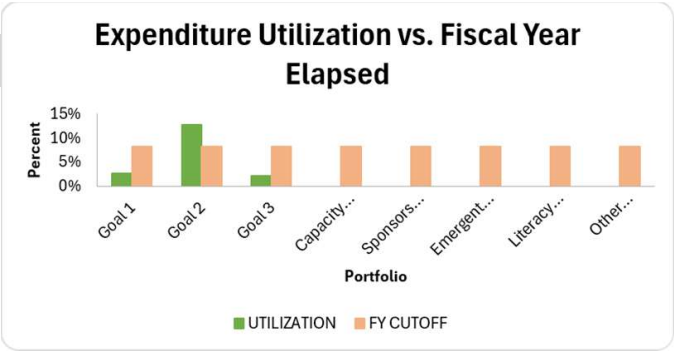


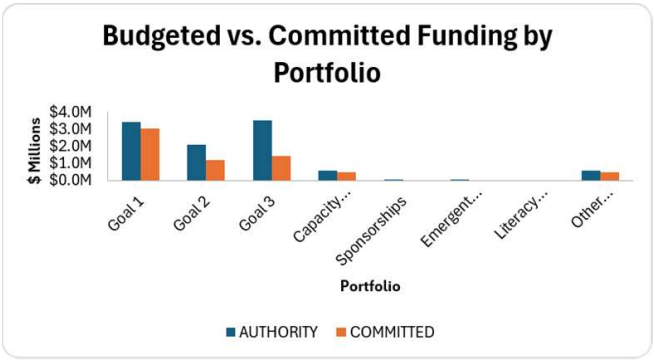
Prepared Oct, 30th 2026

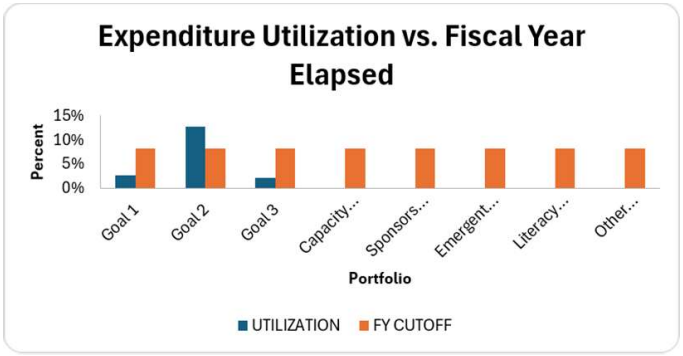
CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

PROGRAM AUTHORITY	COMMITTED FUNDING	EXPENDITURES	REMAINING COMMITMENT	UTILIZATION
$10,227,512	$6,596,753	$262,082	$6,334,671	4.0%









PROGRAM AREA	PROGRAM / INITIATIVE	AGENCY / PROVIDER	BUDGETED FUNDING	COMMITTED FUNDING	AMOUNT EXPENSED	REMAINING COMMITMENT	% EXPENSED	INVOICE STATUS
Goal One	Early Learning Childhood Collaborative Work Group							

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Early Learning Childhood Collaborative Work Group	Project CONNECT	Early Learning Coalition	$56,120	$56,120	—	Pending	Pending	Current
Early Learning Childhood Collaborative Work Group	Project CONNECT Technical Assistance	University of Florida	$51,150	$51,150	—	Pending	**Pending**	Current
Goal One	Family Resource Centers							
Family Resource Centers	Family Resource Centers	Partnership for Strong Families	$946,685	$946,685	—	$946,685	0.0%	Current
Family Resource Centers	Family Resource Centers	Willie Mae Stokes Community Center	$169,035	$169,035	$33,247	$135,788	19.7%	Current
Family Resource Centers	Family Resource Centers	Pleasant Street Civil Rights & Cultural Center	$169,556	$169,556	—	$169,556	0.0%	Current
Family Resource Centers	Family Resource Centers	City of Hawthorne	$150,000	$150,000	—	$150,000	0.0%	Current
Family Resource Centers	Family Resource Centers	City of Newberry	$150,000	$150,000	—	$150,000	0.0%	Current
Family Resource Centers	Family Resource Centers	Deeper Purpose Community Charities	$151,040	$151,040	$47,913	$103,127	31.7%	Current
Goal 1	Maternal Child Health							
Maternal Child Health	NewboRN Home Visiting Program	Healthy Start of North Central Florida	$504,974	$504,974	—	Pending	Pending	Current
Goal 1	Youth Health							
Youth Health	Saving Smiles	UF College of Dentistry	$369,981	Pending	Pending	Pending	Pending	Current
Youth Health	Wellness Healthcare Navigator	Children's Home Society of Florida	$271,740	$271,517	—	Pending	Pending	Current
Goal 1	Youth Mental Health							
Youth Mental Health	REACH Community Counseling Services for Adolescent Girls	PACE Center for Girls	$123,690	$123,690	—	Pending	Pending	Current

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Youth Mental Health	Partners in Adolescent Lifestyle Support (PALS)	UF Health Shands	$123,724	$123,724	—	Pending	Pending	Current
Youth Mental Health	Reducing Trauma to Abused Children Therapy Program	Child Advocacy Center	$158,444	$158,444	—	Pending	Pending	Current
Goal 2	Academic Success							
Academic Success	Parental Background Screenings	The Education Foundation	$50,000	Pending	—	Pending	Pending	Current
Goal 2	Afterschool Programming							
Afterschool Programming	Afterschool Programming + Enrichment Dollars	Deeper Purpose Community Church	$138,376	$138,376	$34,593	$103,782	25.0%	Current
Afterschool Programming	Afterschool Programming	Gainesville Area Tennis Association - Aces in Motion	$292,586	$292,586	$73,147	$219,440	25.0%	Current
Afterschool Programming	Afterschool Programming + Enrichment Dollars	Gainesville Circus Center	$163,495	$163,495	—	Pending	Pending	Current
Afterschool Programming	Afterschool Programming + Enrichment Dollars	Girls Place	$116,958	$116,958	—	Pending	Pending	Current
Afterschool Programming	Afterschool Programming + Enrichment Dollars	Kids Count in Alachua County	$232,214	$232,214	—	Pending	Pending	Current
Afterschool Programming	Afterschool Programming + Enrichment Dollars	Willie Mae Stokes Community Center	$193,519	$193,519	$42,705	$150,814	22.1%	Current
Goal 2	Early Learning							
Early Learning	Childcare Tuition Assistance Program	Early Learning Coalition of Alachua County	$351,758	$351,758	—	Pending	Pending	Current
Early Learning	Summer Bridge for Head Start	Episcopal Children's Services	$266,866	Pending	—	Pending	Pending	Current
Goal 2	Enrichment							
Enrichment	Enrichment Dollars for Afterschool Programs - FY27 New Allocation	Multiple Afterschool Providers	$37,190	$37,190	—	Pending	Pending	Current

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Goal 2	Literacy							
Literacy	Dolly Parton Imagination Library	Gainesville Thrives	$10,973	$10,973	—	Pending	Pending	Current
Goal 2	Summer Programming							
Summer Programming	Summer Programming	Alliance for Scholars - Gainesville	$145,951	Pending	Pending	Pending	Pending	Current
Summer Programming	Summer Programming	Alliance for Scholars- Hawthorne	$85,130	Pending	Pending	Pending	Pending	Current
Goal 3	Leadership Development							
Leadership Development	AMPLIFIED	The Education Foundation	$124,992	$124,992	$30,477	$94,515	24.4%	Current
Goal 3	Safe Spaces							
Safe Spaces	Rapid Rehousing	Family Promise of Gainesville	$118,000	$118,000	Pending	Pending	Pending	Current
Goal 3	Safe Spaces & Prevention							
Safe Spaces & Prevention	Summer Camp	The Concrete Rose Foundation	$40,176	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Behavior Bricks	$178,009	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Camp Makerie	$136,365	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Community Impact Corporation	$147,616	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Deeper Purpose Community Church	$200,999	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Gainesville Area Tennis Association (Aces in Motion)	$64,655	Pending	Pending	Pending	Pending	Not Applicable

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Safe Spaces & Prevention	Summer Camp	Gainesville Circus Center	$28,499	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Girls Place	$152,659	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Greater Duval Neighborhood Association	$47,500	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Hagios Early Learning Center	$29,282	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	I AM STEM	$203,400	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	IGB Education Corp	$118,602	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Just for Us Education	$140,486	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Kids Count	$46,829	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Limitless Adventures	$57,825	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Mirror Image Leadership Academy	$72,600	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Star Center Children's Theater	$89,720	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Traveling Art Camp	$322,036	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	UF - Vet Camp	$11,937	Pending	Pending	Pending	Pending	Not Applicable
Safe Spaces & Prevention	Summer Camp	Williams Temple	$10,970	Pending	Pending	Pending	Pending	Not Applicable
Goal 3	Workforce Development							
Workforce Development	TeensWork Alachua	Goodwill Industries of North Florida	$1,015,260	$1,015,260	—	Pending	Pending	Current

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Workforce Development	Workforce Development	AMI Kids	$151,313	$151,313	—	Pending	Pending	Current
Goal 4	Capacity Building							
Capacity Building	Family Resource Centers - Consulting	Partnership for Strong Families	$78,526	$78,526	—	Pending	Pending	Current
Capacity Building	Accreditation Academy / Master Class Series	Business Leadership Institute	$172,000	$172,000	—	Pending	Pending	Current
Capacity Building	Provider Capacity Building Training	Center for Non-Profit Excellence	$200,000	$200,000	—	Pending	Pending	Current
Capacity Building	Provider Memberships to CNE	Center for Non-Profit Excellence	$10,000	Pending	Pending	Pending	Pending	Current
Capacity Building	Training	Child Advocacy Center	$1,400	$1,400	—	Pending	Pending	Current
Capacity Building	Youth Leadership and Conflict Resolution	River Phoenix Center for Peace Building	$13,200	$13,200	—	Pending	Pending	Current
Capacity Building	Training	River Phoenix Center for Peace Building	$6,000	$6,000	—	Pending	Pending	Current
Capacity Building	Training	Genesis Family Enrichment Center	$12,000	$12,000	—	Pending	Pending	Current
Capacity Building	Provider Capacity Building Training	Florida Afterschool Network	$15,000	Pending	Pending	Pending	Pending	Current
Capacity Building	Lifecycle Capacity Development	Lifecycle Consultant	$43,500	Pending	Pending	Pending	Pending	Current
Special Initiatives	Literacy							
Literacy	Alachua County Reads	Multiple Providers	$550,000	$273,281	—	Pending	Pending	Current
Literacy		Peak Literacy		$124,684	—	Pending	Pending	Current
Literacy		Gainesville Thrives		$94,851	—	Pending	Pending	Current

Prepared October 29th, 2026

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

Sponsorships	Sponsorships							
Sponsorships	Pooled sponsorship authority	Unallocated pool	$60,000	—	n.a.	n.a.	n.a.	Current
Emergent Needs	Emergent Needs							
Emergent Needs	Pooled emergent-needs authority	Unallocated pool	$75,000	—	n.a.	n.a.	n.a.	Current

CHILDREN'S TRUST OF ALACHUA COUNTY
FY2027 PROGRAM AWARDS - PROGRAMS BY GOAL DETAIL

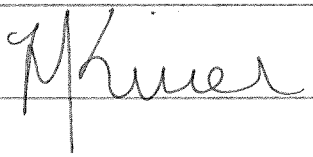
Prepared October 29th, 2026

File Attachments for Item:

8. Sponsorship Requests

CHILDREN'S TRUST
OF ALACHUA COUNTY

American Foundation for Suicide Prevention

Request Date:	10/9/2026
Requesting Organization:	American Foundation for Suicide Prevention
Contact Name:	Candi Morris
Event Name:	Gainesville Out of the Darkness Walk
Event Date:	11/14/2026
Event Summary:	A free community walk to raise awareness and support for those affected by suicide. Through our walks we send a strong message that suicide is preventable, and no one is alone. This is a free and family-friendly event, and there will be a kids' activity tent.
Number of Attendees:	300
Expenses Summary:	Through our funding, we will be able to provide two free programs — "It's Real for Middle school students" and It's Real for High School Students." These programs provide young people with mental health education and resources. The programs raise awareness about mental health issues, how to start a conversation about mental health, the importance of self-care, and how to reach out for help.
Sponsorship Amount:	$1000
Authorized By:	

File Attachments for Item:

9. Robinson Associates, Inc. – Special Needs Listening Sessions: Final Phase

CHILDREN'S TRUST
OF ALACHUA COUNTY

Item:

Robinson Associates, Inc. – Special Needs Listening Sessions: Final Phase

Requested Action:

1. Approve agreement with Robinson Associates, Inc.

Background:

Robinson Associates, Inc. began working with the Children's Trust in FY 2025–26 to support the Trust's goal of identifying ways to better serve children with special needs in the community. The listening project gathers input from parents, community partners, and professionals regarding available resources, current challenges, and opportunities for improvement.

As the project enters its final phase, staff requests approval of the attached agreement with Robinson Associates, Inc. Approval will allow staff to complete the project using Board-approved funding included in the FY 2026–27 budget.

The final phase will include three community meetings; completion of any interviews not conducted during the first phase; one additional parent focus group; two school district meetings for district educators and leaders; and presentation of the project findings and recommendations at the March 8, 2027, Board meeting.

Attachments:

1. Robinson Associates, Inc. FY 26-27 agreement

Programmatic Impact:

1. Goal 1: Children and youth are healthy and have nurturing caregivers and relationships
    a. Focus Area: Children and youth with special needs

Fiscal Impact:

$40,000

Recommendation:

Staff recommends approval

Robinson Associates, Inc.
Driving Exceptional Results

October 2026

Consultancy Services: Supporting the Children's Trust of Alachua County to Identify Needs and Enhance Access to Quality Programming for Children and Youth with Special Needs – Part II

ABOUT OUR FIRM

C Robinson Associates, Inc. (CRA) is a performance improvement firm with offices in Florida, Georgia, and Ohio. We specialize in developing and delivering customized consulting services in the areas of Strategic Planning, Organizational Assessment, Program Development, Outreach and Stakeholder Engagement, Organizational Effectiveness, Program and Project Management, and Transformational Leadership.

The Team is committed to being your partner of choice by maintaining an elevated level of focus, diligence, and a purposeful approach to deliver high-quality results. This document outlines our scope for collaborating with the Children's Trust of Alachua County's (CTAC) leadership and staff to work on the initial tasks required to build the foundation needed for "Goal 1" of the most recent Strategic Plan: Children and youth with special needs have access to quality programming.

SCOPE OF SERVICES

CRA will plan, facilitate, document, and analyze a coordinated series of focus groups, and community meetings centered on the experiences of families raising children with special needs in Alachua County. This work will build upon the partner and provider sessions already completed while expanding participation among parents, educators, school administrators, and community members. C Robinson Associates will complete the following tasks during the months of October 2026 through March 2027:

Individual Interviews

- Additional individual interviews

Community Meetings

- One community meeting in eastern Alachua County
- One community meeting in western Alachua County
- One community meeting at a location to be determined in consultation with CTAC's leadership.

Parent Focus Groups

CRA proposes one additional opportunity for parent participation through a virtual focus group. The virtual session will provide a renewed opportunity for meaningful participation following technical difficulties during the previous session.

School District Focus Groups

CRA will conduct two focus groups with school district educators and leaders:

- Teachers: October 19, 2026
- School administrators: October 22, 2026

Robinson Associates, Inc.
Driving Exceptional Results

Staff Review and Data Analysis

- Review and synthesize feedback from completed and proposed partner, provider, parent, educator, and community engagement activities.
- Identify recurring needs, service gaps, priorities, and cross-cutting themes.
- Develop actionable staff recommendations grounded in the findings.
- Facilitate an initial staff review before the first community meeting in January 2027.
- Facilitate a final staff review in February 2027 in preparation for the Board Workshop.
- Ongoing "Status and Next Steps" meetings with leadership and staff.
- Present findings and recommendations at the March 8, 2027 Board Workshop

PROFESSIONAL SERVICES FEE

The total fixed fee for these Professional Services is $40,000 and covers planning and coordination activities, document design and creation, printing services, focus group facilitation, Community and Board Meeting preparation and participation, as well as all travel-related expenses.

The Children's Trust of Alachua County will provide facilities for working sessions and meetings, as well as audio-visual equipment and support.

File Attachments for Item:

10. Approval of the Trust Board Meeting Schedule for 2027

CTAC Board Meetings 2027

January

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

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21	22	23	24	25	26	27
28						

March

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28	29	30	31			

April

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May

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June

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20	21	22	23	24	25	26
27	28	29	30			

July

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

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24	25	26	27	28	29	30
31						

November

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
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26	27	28	29	30	31	

Pending Board Approval

Board Meetings	Board Workshops*
Monday, February 8, 2027 at 4:00 PM Monday, March 8, 2027 at 4:00 PM Monday, April 12, 2027 at 4:00 PM Monday, May 10, 2027 at 4:00 PM Monday, June 14, 2027 at 4:00 PM Monday, August 9, 2027 at 4:00 PM Monday, September 13, 2027 at 4:00 PM *First TRIM Hearing starts at 5:01 PM Monday, September 27, 2027 at 4:00 PM *Final TRIM Hearing starts at 5:01 PM Monday, October 11, 2027 at 4:00 PM Monday, November 8, 2027 at 4:00 PM Monday, December 13, 2027 at 4:00 PM	Monday, January 25, 2027 @ 1:00 pm Monday, March 8th, 2027 @ 1:00 pm Monday , May 10, 2027 @ 1:00 pm Monday, June 14, 2027 @ 1:00 pm **Workshop dates are tentative*

Alachua County Public Schools
Spring Break - March 15-19, 2027

Holiday Closures
New Years Day - 1/1/2027
Martin Luther King Day - 1/18/2027
Memorial Day - 5/31/2027
Juneteenth, observed - 6/18/2027
Independence Day, observed - 7/5/2027
Labor Day - 9/6/2027

File Attachments for Item:

11. October 2026 ED Report

CHILDREN'S TRUST
OF ALACHUA COUNTY

EXECUTIVE DIRECTOR REPORT

September 1, 2026 - October 1, 2026

SUMMARY
1. Lights On Afterschool 2. CTAC Retreat: Staff Recognitions, Partner Panel, & Program Site Visits 3. Election Results: Amendment 3, Alachua Co. Delegation Races, & Governor's Race

MEETINGS AND EVENTS FOR PLANNING, COORDINATION, AND COMMUNITY ENGAGEMENT		
DATE	**MEETING / EVENT**	**SUMMARY**
October 1, 2026	FACCT Policy Meeting	Attended by ED Kiner and COO Goldwire
October 2, 2026	Library Partnership FRC Community Baby Shower	E. McCauley tabled with resources.
October 2, 2026	Convening on Student & Family Homelessness	COO K. Goldwire attended and shared information regarding Family Resource Centers.
October 3, 2026	Sponsored Event: Promise and Purpose Resource Fair	Communications Intern M. del Moral tabled with resources.
October 3, 2026	Sponsored Event: Community Spring Block Party	E. McCauley tabled with resources.
October 5, 2026	Control Flu Informational Meeting	E. McCauley met with Dr. Derika Shlueter and Dr. Lacey Chambers to learn about Control Flu Alachua efforts.
October 5, 2026	One Nation One Project Conference	COO K. Goldwire served as a conference speaker, presenting on “Mapping the Local Funding Landscape.”
October 6, 2026	Lights on Afterschool Planning Meeting	ED M. Kiner and E. McCauley met with Bishop Stokes and the WMSCC team for Lights on Afterschool planning.
October 6, 2026	Partnership Meeting with the College of Education	COO K. Goldwire discussed experiential learning opportunities for funded providers and students in the Education Science Program.
October 9, 2026	UF Homecoming Parade	E. McCauley attended, CTAC mobile vehicle displayed Trust highlights

October 13, 2026	Alachua County Commission Meeting	ED M. Kiner, E. McCauley, and D. Cunha attended county proclamation of "Lights on Afterschool Day"
October 13, 2026	Economic Mobility Community Meeting @ Library Partnership	E. McCauley attended.
October 13, 2026	City of Gainesville Meetings: City Manager & Commissioner Desmon Duncan-Walker	ED Kiner met with the City Manager and Commissioner Duncan-Walker to discuss the Gun Violence Initiative and the partnership between the city and CTAC.
October 13, 2026	Micanopy Commission Meeting	ED M. Kiner, E. McCauley, and D. Cunha attended Micanopy proclamation of "Lights on Afterschool Day"
October 13, 2026	Root Cause Prosperity Kick-Off	ED Kiner attended the kick-off event for the Alachua County Prosperity Project with Santa Fe College as the 32601 Zip Code Leader. CTAC is a partner in the project.
October 14, 2026	Department of Juvenile Justice Meeting	ED Kiner, COO Goldwire, DPO James met with DJJ leadership to discuss the detention center and possible opportunities to partner.
October 15, 2026	CTAC Staff Retreat	CTAC Staff held a retreat at Lake Wauburg followed by visits to Library Partnership FRC and Aces in Motion.
October 16, 2026	ACSO Trunk or Treat Event	E. McCauley tabled at the event.
October 16, 2026	Kids Can Cook Introduction meeting	COO K.Goldwire attended.
October 17, 2026	Sponsored Event: Alachua County Horticultural Expo	E. McCauley tabled at event with resources.
October 19, 2026	Reach Out & Read Meeting	ED Kiner and DOP James met with Jessica Capote, UF Health Pediatrics to discuss the program and how to partner on literacy efforts.

October 19, 2026	ACPS Special Needs Focus Group for Teachers	ED Kiner and Research Coordinator B. Wagner joined C. Robinson & Associates for the focus group discussion.
October 20, 2026	FRC Quarterly Meeting	E. McCauley, B. Wagner, and L. Means attended this meeting at Library Partnership.
October 20, 2026	Senator Stan McClain Meeting	ED Kiner met with the Griffin Group and Senator McClain to discuss the upcoming election and legislative session.
October 20, 2026	Rep. Jackie Randall Meeting	ED Kiner met with the Griffin Group and Rep. Jackie Randall to discuss the upcoming election and legislative session.
October 20, 2026	Florida Association for Infant Mental Health	COO K. Goldwire served as a panelist, presenting on Trust funded programming and Amendment 3.
October 21, 2026	Lights on Afterschool	CTAC Staff and Board Chair M. Chance attended the annual celebration of Lights on Afterschool, held this year at the Willie Mae Stokes Community Center in Micanopy.
October 22, 2026	UF Community Relations Meeting	ED Kiner met with Karen Thomas to discuss the Prosperity Project and other opportunities to partner.
October 22, 2026	ACPS Special Needs Focus Group for Administrators	ED Kiner and Research Coordinator B. Wagner joined C. Robinson & Associates for the focus group discussion.
October 23, 2026	Safety Net Collaborative Meeting	E. McCauley attended.
October 24, 2026	Sponsored Event: Fall Festival and Trunk or Treat at Deeper Purpose in High Springs	Communications Intern M. del Moral tabled at sponsored event.
October 24, 2026	Balance 180 Trunk or Treat	E. McCauley tabled at the event.

October 27, 2026	League of Cities: Archer	ED M. Kiner and E. McCauley attended.
October 28, 2026	Boo at the Zoo	E. McCauley tabled at the event.
October 28, 2026	HPW - Boys & Girls Club Calming Room Grand Opening	ED Kiner& COO K. Goldwire attended the ribbon cutting of the Calming Room at the SE Boys & Girls Club. CTAC provided the sponsorship for HPW's design of the space.
October 28, 2026	County Staff Meeting	CTAC staff met with county staff to discuss mutual projects including Family Promise Case Managers Funding and other projects.
October 30, 2026	Trick or Treat at the Shoppes at Thornebrook	CTAC Staff tabled at the event.

PROGRAMS CALENDAR

October	
October 1, 2026	Nonprofit Lifecycles Intro Session #1
October 1, 2026	FACCT Policy Meeting
October 5, 2026	CTAC Regular Staff Meeting
October 5, 2026	Alliance for Scholars Contract Discussion
October 6, 2026	The Future Call: Conversations on Florida's Early Learning Future
October 6, 2026	Nonprofit Lifecycles Intro Session #2
October 6, 2026	Just for Us Education, LLC Launch Brunch
October 7, 2026	Special Needs Parent Focus Group
October 8, 2026	FACCT Research Affinity Group
October 8, 2026	FACCT Policy Meeting
October 8, 2026	Programs' Team Meeting
October 9, 2026	Community: UF Homecoming Parade
October 12, 2026	Capacity Building: Nonprofit LifeCyle Introduction
October 12, 2026	Hand Gun Violence Prevention Strategic Planning Implementation Workshop
October 13, 2026	NCIT STeering Committee Meeting
October 14, 2026	Leadership Gainesville
October 14, 2026	Meeting with Family Promise
October 15, 2026	CTAC Staff Retreat
October 19, 2026	Dolly Parton Imagination Library/Gainesville Thrives: Impact Data Meeting
October 19, 2026	Special Needs Teacher/Educator Focus Group
October 20, 2026	The Future Call: Conversations on Florida's Early Learning Future
October 20, 2026	SAMIS S3

October 20, 2026	Family Resource Center Quarterly Partner Meeting
October 21, 2026	Lights On Afterschool - Willie Mae Stokes
October 21, 2026	FIMR CRT Meeting
October 22, 2026	Programs' Team Meeting
October 22, 2026	FACCT Policy Meeting
October 22, 2026	Special Needs Administrator Focus Group
October 26, 2026	CTAC Regular Staff Meeting
October 29, 2026	FACCT Policy Meeting
October 27-30, 2026	Florida Afterschool Conference
November	
November 5, 2026	Programs' Team Meeting
November 7, 2026	Capacity Building: Nonprofit LifeCyle Workshop #1
November 5, 2026	Capacity Building: Nonprofit LifeCyle Workshop #2
November 10, 2026	SMG Quarterly Meeting
November 10, 2026	Special Needs Parent Focus Group
November 12, 2026	Provider Child Abuse Reporting Training
November 12, 2026	Site Visit: Amplified Student Voice
November 16, 2026	Capacity Building: Nonprofit LifeCyle Workshop #3
November 16, 2026	Site Visit: Family Promise at SWAG
November 17, 2026	SAMIS S3 Meeting
November 18, 2026	Capacity Building: Nonprofit LifeCyle Workshop #4
November 18, 2026	FACCT IT Affinity Group
November 19, 2026	Programs' Team Meeting
November 19, 2026	FACCT Policy Meeting
November 23, 2026	CTAC Regular Staff Meeting

INITIATIVES



The Children's Trust of Alachua County invites you to help celebrate the individuals, young people, businesses, organizations and community leaders who are making a meaningful difference in the lives of children, youth and families throughout Alachua County.

Sponsored by **SouthState Bank**, the Community Champions Awards recognize exceptional leadership, service, innovation, advocacy and community impact. From youth leadership and community partnerships to hands-on service and a lifetime of dedication, these honorees represent the people and organizations helping build a stronger future for our community.

- **Date:** December 14, 2026 4pm - 5:30pm
- **Location:** Alachua County Library District – Headquarters Branch, 4th Floor meeting room

PLANNING, RESEARCH, AND EVALUATION

Program Support for Closing FY2026 and Prep for FY2027

- Data quality review and provide support to programs in completing FY2026 data and reporting. Compiled and analyzed data for annual report, evaluation, and CQI. Met internally and with providers to review progress, impact, and data reporting. Provider meetings included:
    - Gainesville Thrives - Dolly Parton's Imagination Library
    - Early Learning Coalition - Child Care Tuition Assistance program
    - One Community Family Resource Center
    - PEAK Literacy
    - A&A Consulting -, Doula Friendly Initiative
    - Alachua County Reads

- Collaborative planning to support implementation and evaluation for new programs:
    - Project CONNECT - Early Learning Coalition of Alachua County
    - Project CONNECT - Anita Zucker Center for Early Childhood Excellence
    - Family Promise - Community Case Managers

Special Needs Initiative

- Partnered with C. Robinson to facilitate five focus groups: one for parents raising special needs children (9/24 and 10/7), one for providers and professional serving special needs families (9/23), one for Alachua County Public School teachers (10/19), and one for Alachua County Public School Administrators (10/22).

- Continued to share and encourage survey participation across the county for parents and providers who work with families with special needs children. Surveys will provide insight into available resources and gaps in services for families. Provider surveys will also inform the development of an asset map of resources and services available to families.
    - Parent Survey (English): **Survey Link** | **Special Needs Parent Flyer - English**
    - Parent Survey (Spanish): **Survey Link** | **Special Needs Parent Flyer - Spanish**
    - Partner Survey: **Survey Link** | **Special Need Partner Flyer**
    - Parent Focus Group (on 11/10/2026): **Registration Link** | **Parent Focus Group Flyer**

- Collaborating with C. Robinson to conduct 35+ interviews with community partners and providers serving special needs families.
- Facilitated ongoing meetings with CTAC team to plan and implement initiative

Board Reporting

- Developed and delivered presentations to the CTAC Board on the following:
    - FY26 Afterschool Programs (October meeting)

- Strategic Plan implementation (together with Director of Programs, Belita James) (October meeting)
- FY2026 Summer Camps (November meeting)
- Alliance for Scholars - Summer Camps (November meeting)

Participated in the following workshops, trainings, and collaborative learning:

- FACCT Research and Evaluation Affinity Group meeting
- SAMIS S3 meeting
- Florida After School Conference in Orlando
- FRC Quarterly partner meeting at Library Partnership Family Resource Center

Participated in Lights on Afterschool event at the Willie Mae Stokes Community Center

FINANCE AND ADMINISTRATION

- FY 2026 Programmatic Awards and Expenditures Report (September)
- FY 2026 Checks and Expenditures Report (September)
- FY 2026 Budget Reports (September Preliminary)
- FY 2027 Programmatic Awards and Expenditures Report **

COMMUNICATIONS

- Gained **91** net followers on Facebook and **20** followers on Instagram.
- We amassed **108.4 K** views on Facebook, **416** views on LinkedIn and **5.1K** views on Instagram in the **past 30 days.**
- The most viewed content on our Facebook was:
  - Our post about the Community Champions Awards (**9.7 K views**)

- The most viewed content on our Instagram were:
  - Our post about the CTAC staff retreat (**318 views**)

In the news:

Gainesville Sun

- October 20, 2026 — What's at stake for Alachua County under Amendment 3?

TV20

- October 2, 2026 — Alachua County, Gainesville leaders to discuss repurposing vacant buildings for homeless families

Mainstreet Daily News

- October 3, 2026 - Children's Trust of Alachua County approves final $13.6M budget

Alachua Chronicle

- October 14, 2026 - Children's Trust brings Lights On Afterschool to Micanopy on Oct. 21
- October 9, 2026 - Nominations open for Children's Trust Community Champions Awards

CBS

- September 30 - Children's Trust Accepting Nominations for Community Champions Awards

Highlights:
This month, communications pushed out messaging for our Community Champions Awards through email, newsletters, bulletins, press releases, Peach Jar, letters and flyers to community organizations, churches and schools, flyers at community events, television show segments, our website page and banner, email signatures and word of mouth.
Result: 49 applications for our first annual awards.

Communications also created multiple flyer designs for the special needs listening project, and pushed out messaging via the aforementioned pathways, with the addition of Superintendent Patton's help in getting the surveys to parents of children with IEPs in the district.
Result: 340 parent surveys, 58 partner surveys, well attended focus groups

Communications created buzz around the Lights on Afterschool event with flyers, press releases and social media pushes, plus highlights of the various city hall proclamations.
Result: A well attended event, with multiple news stories previewing it.

Communications created two digital billboards for the Homecoming Parade.
Result: Hundreds of people saw our storytelling and messaging around town.

COMMUNITY ENGAGEMENT

Tabling/Resource Sharing:
In October, CTAC tabled and shared resources at the following events:

-Community Baby Shower (Library Partnership FRC), Gainesville
-Promise and Purpose Resource Fair (Promise and Purpose), Gainesville
-Community Spring Block Party (Community Spring), Gainesville
-Alachua County Sheriff's Office Trunk or Treat (ACS)), Gainesville
-Alachua County Horticultural Expo (Gainesville Garden Club), Newberry
-Lights on Afterschool (CTAC/Willie Mae Stokes Center), Micanopy
-Deeper Purpose Fall Festival and Trunk or Treat (Deeper Purpose), High Springs
-Flip or Treat (Balance 180), Gainesville
-Boo at the Zoo (Santa Fe Zoo/Fun 4 Gator Kids), Gainesville
-Shoppes at Thornebrook Trick or Treat (Shoppes at Thornebrook), Gainesville

This year we added a new initiative, **Trick or Treat and Read!,** where we were giving out a total of 500 free Halloween-themed early literacy books between the different Halloween events we attended.

Total October Tabling Interactions: (Estimated 2,727), in the municipalities of **Gainesville, Newberry, High Springs. and Micanopy**

Community Meetings/Event Attendance:
CTAC Highlights: Promoted special needs listening project, Community Champions Awards, and highlighted the impact of the investments made by Alachua County Property Taxes.

-UF Homecoming Parade
-Lights on Afterschool Proclamations: County Commission and Micanopy Commission
-Economic Mobility Listening Session, City of Gainesville
-FRC Quarterly Meeting
-Safe Kids North Central Florida Coalition
-Safety Net Collaborative
-League of Cities: Archer

Collaborations and Conversations:
Communications, introductions, and/or planning with the following organizations/entities: Willie Mae Stokes Community Center, Alachua County Library District, Help Me Grow Alachua, Cade Museum, Peak Literacy, Alachua County Reads, Library Partnership FRC, Control Flu, Fun 4 Gator Kids, Deeper Purpose, Kids Count, Aces in Motion, Gainesville Circus Center, Safe Kids NCFL, Safety Net Collaborative, Girls Place, League of Cities, HOPE Alachua, Balance 180, Gainesville Garden Club, and the American Foundation for Suicide Prevention.
We hosted our annual Lights on Afterschool event on October 21, 2026, which was held this year at the Willie Mae Stokes Center in Micanopy. We were joined by Micanopy Mayor Jiana Williams and incoming state representative Jacqueline Randall, Board Chair Mary Chance, and many of the partners listed above for a fun celebration of the importance of afterschool.

Looking Ahead:
In November we plan to share resources at health fairs in Newberry and Gainesville and are looking forward to sponsoring the Safe Kids Day at Legacy Park in Alachua on November 14th. We are once again the presenting sponsor for Fun 4 Gator Kids' Glow in the Dark Night, which draws over 2,000 participants each year to Veteran's Park in Gainesville.

BOARD MOTIONS AND REQUESTS

DATE	MOTION / REQUEST	STATUS
8.12.2024 3.10.2025	Member Chance mentioned that programmatic dashboards showing awarded amounts and actual invoiced/funded amounts for each program area would be helpful and useful for staff to create or distribute. Member Chance suggested checking with other CSC's and considering listing funded organizations under priorities on the website for accountability.	In progress pending website host update completion
10.12.2026	Judge Pena would like to receive school safety and arrest data broken down by school.	In progress

SUCCESS STORIES

Music and Arts Program (MAP) | Success Story

A young participant entered the Music and Arts Program (MAP) with a love for music but struggled with shyness and a lack of self-confidence. Although eager to learn, the young child was initially hesitant to participate in group activities or express creative ideas.

Through MAP's supportive environment, hands-on music and arts instruction, positive encouragement, and opportunities to perform, the participant gradually began to develop confidence, strengthen communication skills, and build meaningful friendships.

What began as a quiet interest in music blossomed into a willingness to participate, share talents, and embrace new challenges. This journey illustrates the positive difference MAP strives to make by helping young people discover their potential, believe in themselves, and experience the joy of artistic expression.

M.K. Rawlings Community Partnership School | Success Story

M. K. Rawlings Community Partnership School continues to find creative ways to make wellness fun, accessible, and meaningful for students. Through the “Roll the Dice” Wellness Activity, students participated in a simple, interactive experience designed to promote physical activity, mindfulness, hydration, positive social interactions, and emotional well-being. During the activity, students rolled a die and completed the wellness activity connected to their number. Activities included 10 jumping jacks, taking five deep breaths, stretching for 30 seconds, drinking water, giving a compliment, walking in place, and naming three things they are grateful for. What began as a simple game quickly became an opportunity for students to practice healthy habits while encouraging one another. Students were excited to see what activity they would roll and eagerly participated in each challenge. The activity created opportunities for movement, laughter, encouragement, and positive peer interactions while reinforcing the importance of taking care of their bodies and minds. The Roll the Dice activity shows how M. K. Rawlings Community Partnership School is incorporating wellness into the school environment in engaging, age-appropriate ways that students can easily understand. By turning healthy choices into a fun experience, students learn that wellness is something they practice every day—one roll of the dice at a time.

Teens Work Alachua, Goodwill Industries of North Florida | Success Story

Ernell has continued to demonstrate hard work, dedication, and professionalism throughout his TeensWork Alachua internship with Alachua County Animal Rescue. After successfully completing the Summer 2026 session, he returned for the Fall 2026 session, building upon the skills and experience he gained over the summer.

During his time with AC Animal Rescue, Ernell has been a dependable team member who embraces every opportunity to learn and contribute to a professional environment. His commitment and strong work ethic have not gone unnoticed. After seeing the positive impression Ernell made during his summer internship, the AC Animal Rescue team was eager to serve as a site for the Fall 2026 session

and specifically requested to host him again. Because of the meaningful impact he has made through his dedication and professionalism, Ernell has also been offered the opportunity to join the AC Animal Rescue team once he turns 18.

Ernell's experience is a wonderful example of what TeensWork Alachua strives to achieve: providing young people with meaningful opportunities to develop their skills, gain confidence, contribute to the workplace, and prepare for future success. His journey from intern to future employee demonstrates the lasting impact that a strong work ethic and commitment can have. We are proud of Ernell and look forward to seeing all that he achieves in the future.

UF College of Dentistry - Saving Smiles | Success Story

This month, the Saving Smiles program supported a 5-year-old child experiencing severe dental pain who had never received prior dental care. The family faced multiple barriers, including lack of dental insurance, limited transportation, and difficulty taking time away from work. To ensure access, our team coordinated a Lyft ride to the appointment.

Upon arrival, the child was highly anxious and initially unable to participate in the examination. Despite her anxiety, our team worked patiently to build trust and completed the evaluation which revealed two severely decayed and abscessed primary molars requiring extraction. Using the newly implemented portable nitrous oxide unit at UF HealthStreet, and a patient centered approach, the child remained calm throughout the procedure. .

The intervention relieved the child's pain, prevented further infection, and created a positive dental experience that will support future care. The family is now connected with ongoing oral health services, and the child is scheduled for follow-up treatment to address remaining needs.

File Attachments for Item:

12. Resolution No. 2027-01 - Live Local Act Exemption

Item:

Resolution No. 2027-01 - Live Local Act Exemption

Requested Action:

The Trust is asked to receive the information on the Live Local Act Exemption and approve Resolution No. 2027-01 allowing CTAC to “Opt-Out” of the Live Local Act Exemption.

Background

Section 196.1978(3)(d), Florida Statutes (the "Live Local Act Property Tax Exemption") requires the Alachua County Property Appraiser to exempt certain multifamily properties from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax Exemption.

Beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80% and 120% of the median annual adjusted gross income for households within the metropolitan statistical area ("MSA") or, if not within a MSA, within the county in which the person or family resides (the "80 to 120 Tax Exemption").

Section 196.1978(3)(o), Florida Statutes, states if the taxing authority finds that the most recently published Shimberg Center for Housing Studies Annual Report that is part of the jurisdiction of the taxing authority is within a metropolitan statistical area or region where the number of affordable and available units in the metropolitan statistical area or region is greater than the number of renter households in the metropolitan statistical area or region for the category entitled “0-120 percent AMI” then it can choose to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption. Based upon the Shimberg Annual Report, the CTAC finds that there are available units located in Alachua County for those households that meet the income criteria for the 80 to 120 Tax Exemption and the CTAC is eligible based on Section 196.1978(3)(o), of Florida Statutes, to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption.

Attachments

Resolution No. 2027-01 – Live Local Act Exemption

Programmatic Impact:

N/A

Fiscal Impact:

As of May 2026, there is one approved exemption under Live Local, for 2025, with an exemption value of $9,316,606.

There are six other Live Local applicants that the Alachua County Property Appraiser has denied. ACPA estimated, in *2024*, an *additional* $73.8 million could be exempted if those six applicants were to be granted in the future.

Recommendation:

The Board is asked to approve and adopt Resolution No. 2027-01, allowing CTAC to “opt-out” of providing the Live Local Act Property Tax Exemption.

RESOLUTION 2027-01

A RESOLUTION BY THE CHILDREN'S TRUST OF ALACHUA COUNTY; PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT CERTAIN PROPERTY UNDER SECTION 196.1978(3)(d)l.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION"; PROVIDING AUTHORITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING A N EFFECTIVE DATE AND AN OPTION TO RENEW.

WHEREAS, Section 196.1978(3)(d), Florida Statutes (the "Live Local Act Property Tax Exemption") requires the Alachua County Property Appraiser to exempt certain multifamily properties from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80% and 120% of the median annual adjusted gross income for households within the metropolitan statistical area ("MSA") or, if not within a MSA, within the county in which the person or family resides (the "80 to 120 Tax Exemption"); and

WHEREAS, pursuant to Section 196.1978(3)(o), Florida Statutes, if the taxing authority finds that the most recently published Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes ("Shimberg Annual Report"), that is part of the jurisdiction of the taxing authority is within a metropolitan statistical area or region where, for each of the previous 3 years, the number of affordable and available units in the metropolitan statistical area or region is greater than the number of renter households in the metropolitan statistical area or region for the category entitled "0-120 percent AMI."; and

WHEREAS, the Children's Trust of Alachua County ("CTAC") has reviewed the Shimberg Annual Reports for 2023, 2024 and 2025, which are incorporated herein by this reference, and based upon the Shimberg Annual Reports, the CTAC hereby finds that the number of affordable and available units in the metropolitan statistical area or region is greater than the number of renter households for the category entitled "0-120 percent AMI" and has been a surplus for each of the 3 previous years; and

WHEREAS, the CTAC hereby finds that it is a taxing authority that is eligible for the election in Section 196.1978(3)(o), Florida Statutes, which allows the CTAC to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption; and

WHEREAS, at a public meeting, the Alachua County Affordable Housing Committee considered and voted in favor of recommending the Alachua County Board of County Commissioners "opt-out" of the 80 to 120 Tax Exemption; and

WHEREAS, the CTAC held a public hearing and advertised this Resolution pursuant to the requirements of Section 50.011(1), Florida Statutes, prior to adoption of this Resolution.

NOW, THEREFORE BE IT RESOLVED BY THE CHILDREN'S TRUST OF ALACHUA COUNTY, AS FOLLOWS:

SECTION 1. The above recitals and findings are true and correct and are incorporated herein by this reference.

SECTION 2. Pursuant to Section 196.1978(3)(o), Florida Statutes, the CTAC hereby elects not to exempt the properties located in Alachua County, Florida that are eligible for tax exemption by way of housing persons or families whose annual household income is greater than 80% but no more than 120% median annual adjusted gross income, as otherwise allowed in Section 196.1978(3)(d)1.a., Florida Statutes, and hereby requests that the Alachua County Property Appraiser not grant any such exemptions.

SECTION 3. This Resolution, and the election made as a result, applies to the ad valorem property tax levies imposed by and within Alachua County, Florida in all the unincorporated and incorporated areas of the County.

SECTION 4. If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the Resolution which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this Resolution are declared severable.

SECTION 5. This Resolution shall become effective on January 1, 2027, and the election made as a result begins with the 2027 tax roll. This Resolution shall expire on January 1, 2029 ("expiration date"), and it may be renewed by the Board prior to the expiration date pursuant to Section 196.1978, Florida Statutes, as may be amended.

SECTION 6. The Executive Director or designee is directed to provide a copy of this Resolution to the Alachua County Property Appraiser prior to January 1, 2027.

DULY ADOPTED in regular session, this 9th day of November 2026.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: _____
Mary Chance, Chair

ATTEST:

_____
Lee Pinkoson, Treasurer

APPROVED AS TO FORM

_____
Children's Trust of Alachua County Attorney



Shimberg Center for Housing Studies

2023 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

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INTRODUCTION

Florida's population grew by over 450,000 people through migration alone in 2021 and 2022. The state's increasing population has led to continuing strong demand for housing. Production has continued apace in recent years, with especially active single family construction in fast-growing mid-sized counties and multifamily construction in the state's urban centers. Home prices have returned to their boom era peaks, while rents reached a more stable growth rate in 2023 after sharp increases in the preceding two years.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. Florida's growth has placed additional pressure on the state's affordable housing supply, and the report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households.

The report also summarizes the Shimberg Center's 2023 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY

Florida's 5.7 million single family homes make up the largest share of the housing supply. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than second homes, vacation homes, or rental properties.

Most of the rest of Florida's housing inventory is made up of different types of multi-unit housing. Condominiums make up 1.6 million units. These are much more likely to serve as second homes or vacation units; 37 percent are homesteaded. Units in multifamily rental developments make up a similar share of the housing stock, with 1.68 million units. These are divided between approximately 1.27 million units in developments with 10 or more units and 407,000 units in 2-9 unit properties, mostly duplexes. A small share of the 2-9 unit properties are homesteaded (21 percent), indicating that the owner occupies one unit in the building.

Mobile homes on their own parcels make up approximately 437,000 units, of which half are homesteaded. These are individually owned parcels that are distinct from the state's 2,292 licensed mobile home parks with 291,021 lots for rent.

Table 1. Florida Housing Supply, 2023

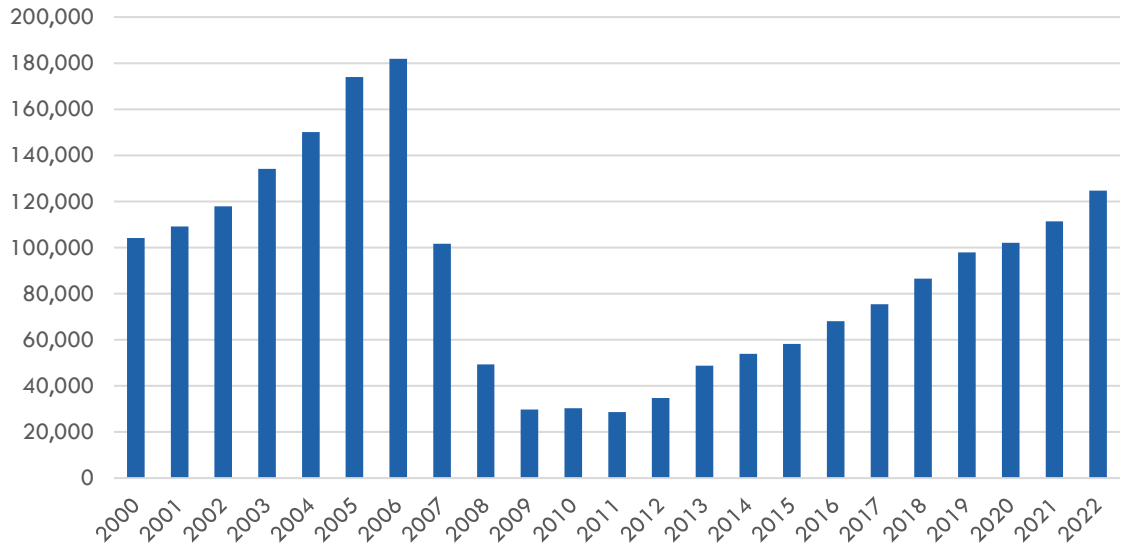
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
• 5,745,641 parcels • 4,063,726 homesteaded (71%)	• 1,605,160 parcels • 591,076 homesteaded (37%)	• 437,337 parcels • 225,935 homesteaded (52%)	• 155,994 parcels with 406,864 units • 32,919 homesteaded (21%)	• 15,251 parcels with 1,274,074 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

HOUSING PRODUCTION

Florida produced approximately 125,000 single family homes in 2022, the last full year for which data is available. This production level is similar to the early 2000s—lower than the number of homes built during the 2004-2006 peak years, but well above the production level following the 2008 housing crash.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Mid-sized counties led Florida's single family home growth in 2022. Polk County was the state's construction hotspot, with 9,235 single family homes built. Of the top ten counties for single family construction, only Hillsborough and Duval were large urban counties.

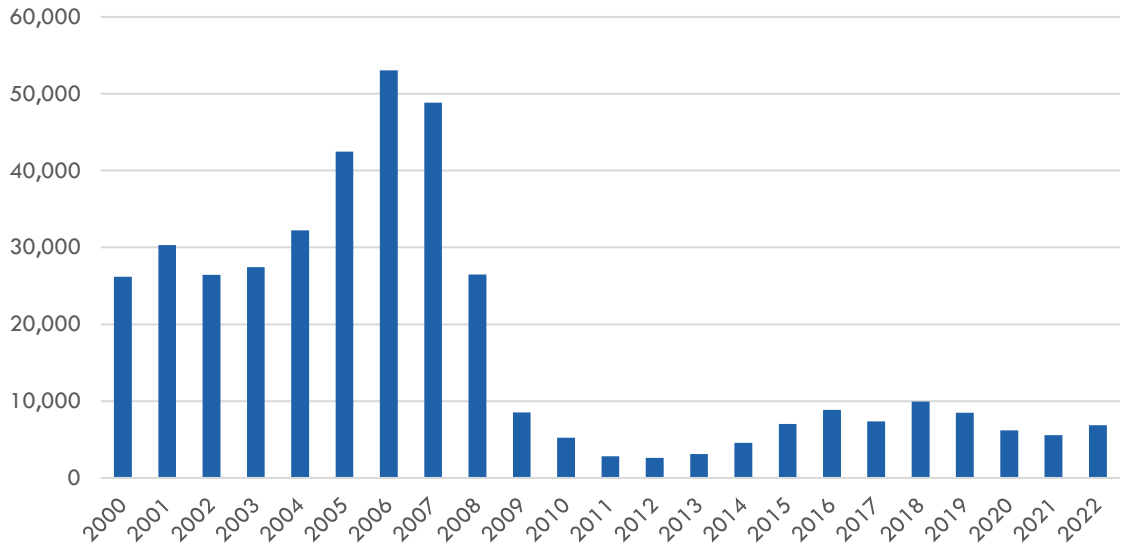
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

County	Single Family Homes Built
Polk	9,235
Lee	7,432
Pasco	7,019
Hillsborough	6,638
Osceola	5,778
St. Johns	5,638
St. Lucie	5,461
Duval	5,338
Manatee	4,930
Marion	4,799

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

New condominium construction was much more modest and heavily geographically concentrated. The state built 6,855 condominium units in 2022, similar to annual production over the past 15 years but well below 2000-2008 production levels.

Figure 2. Condominiums by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Sixty percent of units built in 2022 (4,091) were located in Miami-Dade County. No other county added more than a few hundred new units.

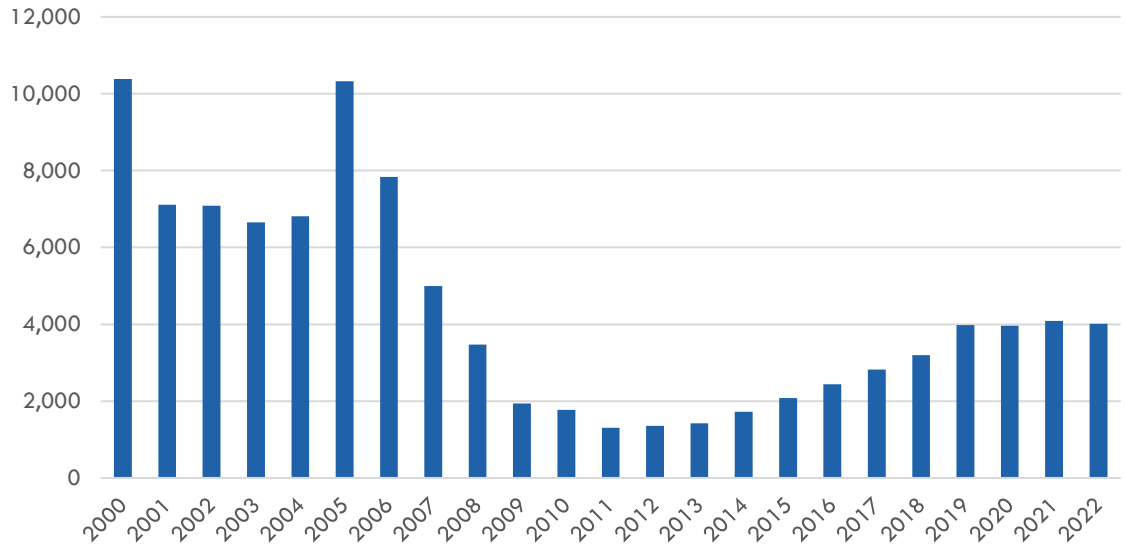
Table 3. New Condominium Units Built, Top Ten Counties, 2022

County	Condominium Units Built
Miami-Dade	4,091
Collier	654
Sarasota	293
Charlotte	292
Lee	176
Broward	156
Brevard	151
Pinellas	143
Monroe	124
Manatee	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile homes continued to provide an affordable alternative to stick-built single family homes. The state added 4,013 mobile homes on individual parcels in 2022; this does not include homes in mobile home parks. This level of production was well above levels in the 2010s decade but below 2000s-era production.

Figure 3. Mobile Homes by Year Added, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Mobile home production was scattered throughout the state. Most units were added in mid-sized or rural counties.

Table 4. New Mobile Homes Added, Top Ten Counties, 2022

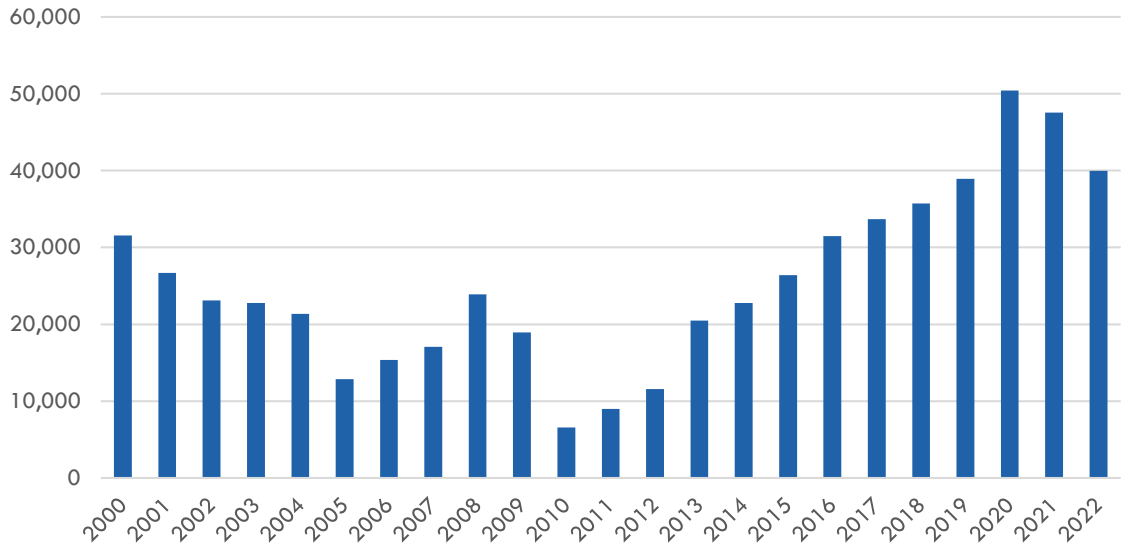
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

Florida added 274 multifamily rental developments with 39,966 housing units in 2022.[1] The state has been adding multifamily units at a rapid pace over the last five years compared to earlier in the 2000s and 2010s.

[1] This accounts for developments with 10 or more housing units. The state also added 843 smaller developments, mostly duplexes, for an additional 1,698 units. See Appendix 2 for production by county.

Figure 4. Multifamily Units by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units.

Multifamily development was concentrated in Florida's large urban counties and in fast-growing mid-sized counties including Bay, Polk, and Lee.

Table 5. New Multifamily Units Built, Top Ten Counties, 2022

County	Multifamily Units Built
Orange County	6,567
Hillsborough County	6,349
Miami-Dade County	4,884
Broward County	3,099
Duval County	2,590
Bay County	2,117
Palm Beach County	1,774
Pinellas County	1,623
Polk County	1,366
Lee County	1,255

Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units. See Appendix 2 for multifamily developments and units added in all counties.

ASSISTED HOUSING INVENTORY

The Shimberg Center's Assisted Housing Inventory tracks affordable rental housing developments with funding from Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), USDA Rural Development, and local housing finance authorities. Florida's assisted housing stock currently consists of 3,047 developments with 306,400 affordable units—10 percent of Florida's rental housing supply.

In 2022 and 2023, Florida added 107 assisted rental developments with 12,715 total units to the development pipeline. All of these developments were funded by Florida Housing Finance Corporation.

Table 6 shows the characteristics of the new and forthcoming affordable housing developments. It shows that one-third of new assisted housing units are in developments targeting special populations, including elders, homeless individuals and families, persons with disabilities, and farmworkers. Most units (71 percent) are one or two bedroom apartments, and most (59 percent) target households up to 60 percent of area median income (AMI).

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2022-2023

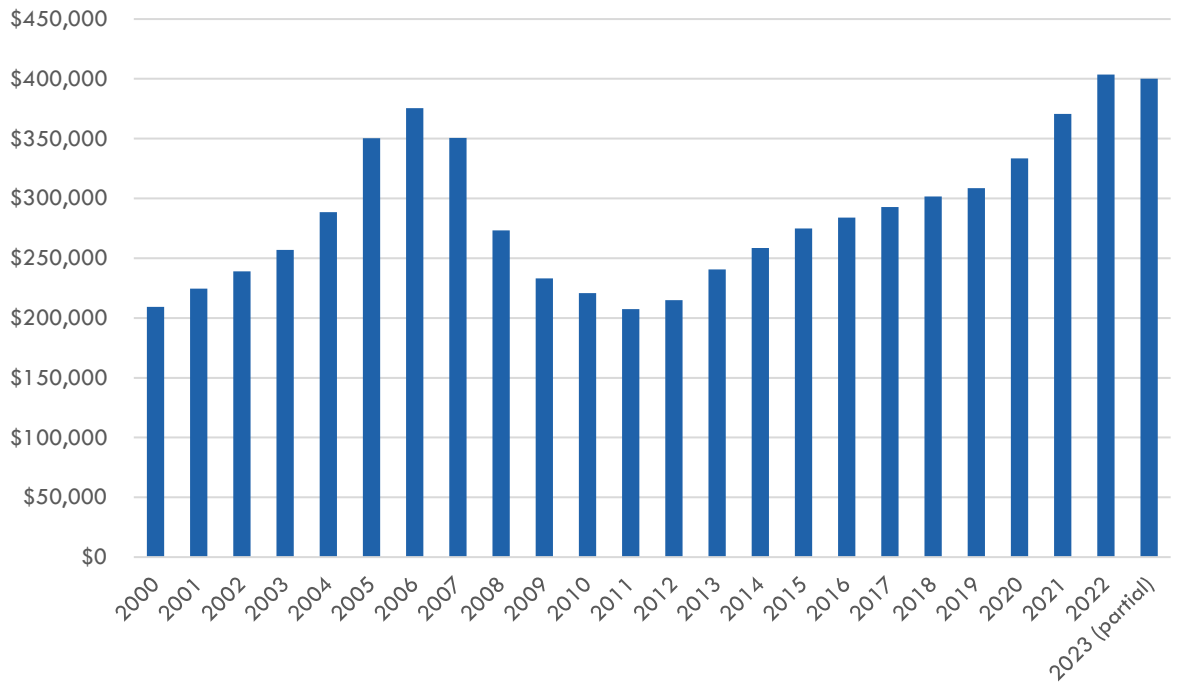
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	7	410	3%
	Homeless	2	145	1%
	Homeless; Link	1	60	0%
	Elderly; Family	1	298	2%
	Farmworker	1	20	0%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
Unit Size	0 BR	-	344	3%
	1 BR	-	4,407	35%
	2 BR	-	4,520	36%
	3 BR	-	1,392	11%
	4 or more BR	-	76	0.6%
	Not Avail.	-	1,976	16%
Income & Rent Limits	<=35% AMI	-	1,172	9%
	40-50% AMI	-	1,131	9%
	55-60% AMI	-	7,546	59%
	65-80% AMI	-	1,772	14%
	Not Avail.	-	1,094	9%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Florida's housing markets have returned to their mid-2000s strength. The statewide median single family home price reached $400,000 in the first half of 2023. This exceeded the previous inflation-adjusted peak of $376,000 from 2006 (all prices in 2023 dollars).

Figure 5. Median Single Family Home Sale Price (2023 $), Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

The sale price growth extended throughout the state. All but six counties surpassed their mid-2000s peak price in 2022 or 2023. Median home prices in the first half of 2023 ranged from the upper $100,000s in rural North Florida counties to over $750,000 in coastal counties with strong luxury and second home markets.

Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

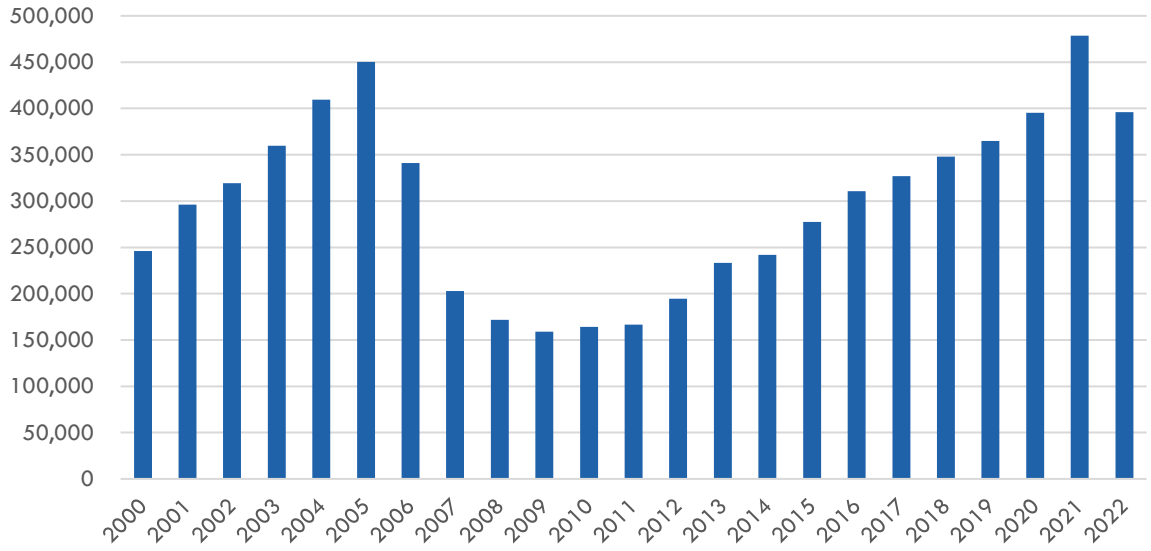
$150,000-199,999	$200,000-249,999	$250,000-299,999	$300,000-349,999
Calhoun	Bradford	Baker	Alachua
Dixie	Columbia	Citrus	Bay
Hamilton	Gadsden	DeSoto	Clay
Holmes	Hardee	Duval	Hernando
Jackson	Highlands	Escambia	Pasco
Lafayette	Putnam	Gilchrist	Polk
Liberty	Suwannee	Glades	Volusia
Madison	Taylor	Hendry	Wakulla
	Washington	Jefferson	
		Leon	
		Levy	
		Marion	
		Okeechobee	
		Union	

$350,000-399,999	$400,000-499,999	$500,000-749,999	$750,000-1,000,000+
Brevard	Franklin	Broward	Collier
Charlotte	Gulf	Manatee	Monroe
Flagler	Lee	Martin	Walton
Hillsborough	Nassau	Miami-Dade	
Indian River	Orange	Palm Beach	
Lake	Osceola	St. Johns	
Okaloosa	Pinellas		
Santa Rosa	Sarasota		
St. Lucie	Seminole		
Sumter			

Source: Florida Department of Revenue, Sales Data File

The volume of single family sales has also been strong. There were 396,011 single family home sales in 2022, down from a peak of 478,574 sales in 2021 but similar to average annual sales volume in the early boom years of 2003-2004.

Figure 8. Number of Single Family Home Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Hillsborough County had the most active single family market in the state, with over 25,000 sales in 2022. As Table 7 shows, sales were highest in Florida's populous urban counties, but growing mid-sized counties (Lee, Polk, Pasco, and Brevard) also saw strong home sales.

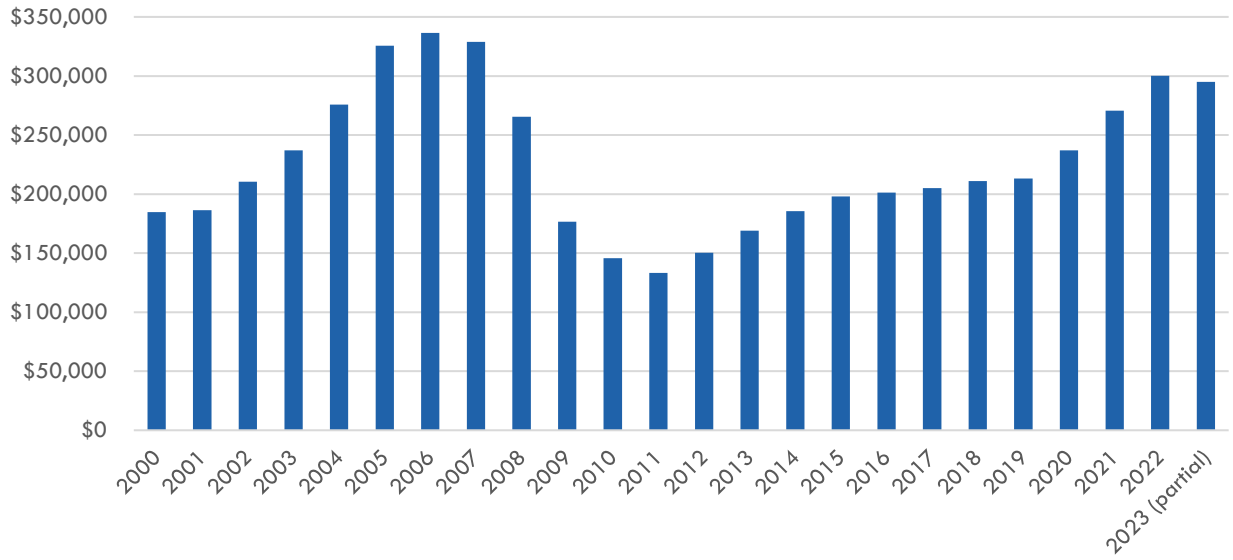
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

County	Single Family Sales
Hillsborough	25,403
Broward	21,258
Lee	21,010
Polk	20,853
Duval	20,507
Orange	19,293
Pasco	17,762
Palm Beach	17,440
Miami-Dade	15,438
Brevard	14,008

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

The condominium market was also strong. The state's median condominium sales price was $295,000 in the first half of 2023, below 2005-2007 levels but well above 2002-2004 and 2009-2020 prices.

Figure 9. Median Condominium Sale Price (2023 $), Florida, 2000-2023

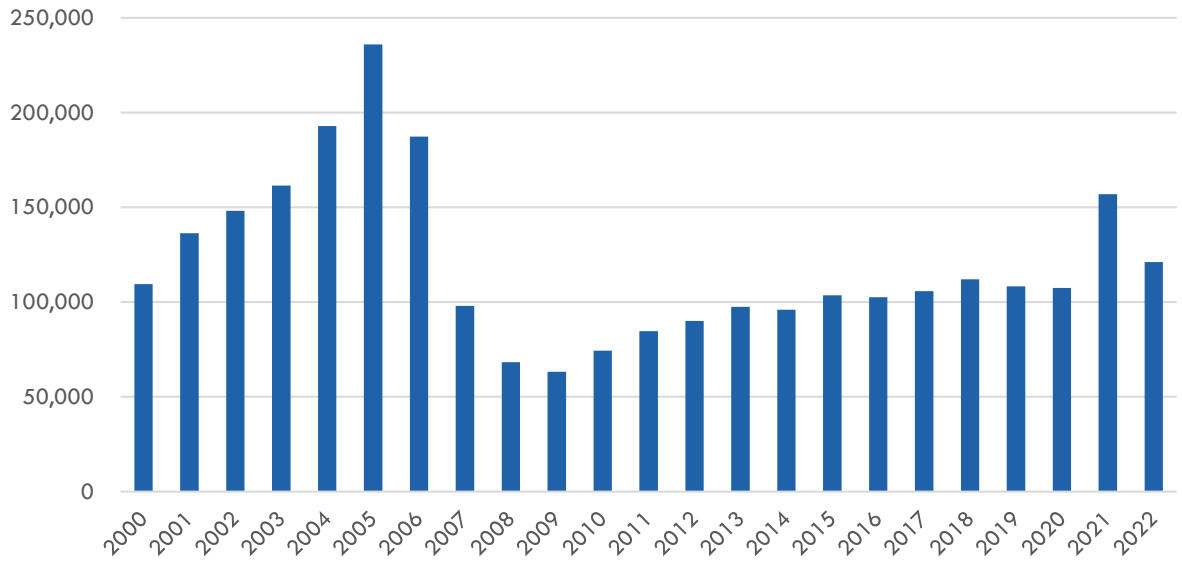


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

Q1-2 2023 median condominium prices were far higher in coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price $855,000), Gulf ($682,500), Walton ($630,000), Nassau ($623,000), and Okaloosa ($525,000).

Condominium sales volume still lags behind the heights of the 2004-2006 housing boom. Nevertheless, the market is becoming more active. More condominiums sold in 2021 (156,862 sales) and 2022 (121,068) than any year since 2006.

Figure 10. Number of Condominium Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Half of the 2022 condominium sales took place in the three South Florida counties: Miami-Dade (28,436), Broward (18,132), and Palm Beach.

Table 8. Number of Condominium Sales, Top Ten Counties, 2022

County	Condominium Sales
Miami-Dade	28,436
Broward	18,132
Palm Beach	13,978
Pinellas	7,497
Lee	6,367
Collier	6,141
Orange	4,008
Sarasota	3,752
Hillsborough	3,145
Manatee	2,879

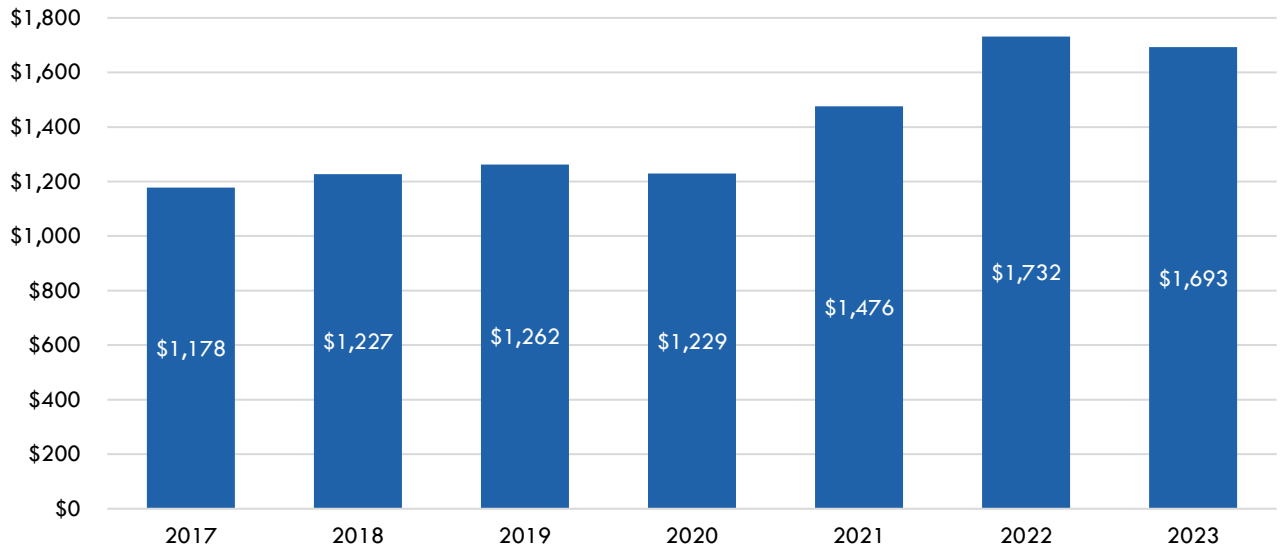
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

After several years of stability, Florida rents increased steeply between 2020 and 2022, then held steady at these higher levels in 2023.

Apartment List estimates that median gross rents for housing seekers in Florida increased 41percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was $1,693 in July 2023, a two percent drop from the 2022 median of $1,732 but still well above 2017-2021 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2023



Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities. All rent estimates refer to July estimates for a given year.

Apartment List also provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2023.

Table 9. Median Rent, Top Five Counties, July 2023

County	Median Rent	Increase since July 2020
Palm Beach	$2,144	42%
Collier	$2,103	56%
Miami-Dade	$2,014	42%
Broward	$2,008	40%
Sarasota	$1,893	42%

Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

With these strong markets and rising prices and rents, Florida continues to have an affordable housing gap. The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 862,465 low-income, cost burdened renters in Florida. Sixty percent of these households live in Florida's seven large counties (population 825,000 or more); 37 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County in Florida, 2023

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,815	94,812	32%	10.99%
Duval	177,925	51,030	29%	5.92%
Hillsborough	230,005	61,448	27%	7.12%
Miami-Dade	480,962	137,427	29%	15.93%
Orange	236,126	69,821	30%	8.10%
Palm Beach	200,656	60,858	30%	7.06%
Pinellas	150,217	43,928	29%	5.09%
Large Total	**1,772,706**	**519,324**	**29%**	**60.21%**
Medium				
Alachua	28,738	8,971	31%	1.04%
Bay	23,950	6,086	25%	0.71%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Brevard	71,958	23,415	33%	2.71%
Charlotte	17,659	3,785	21%	0.44%
Citrus	13,233	4,138	31%	0.48%
Clay	22,151	4,919	22%	0.57%
Collier	42,571	14,638	34%	1.70%
Escambia	46,045	14,569	32%	1.69%
Flagler	12,138	3,549	29%	0.41%
Hernando	17,194	3,363	20%	0.39%
Highlands	11,141	3,084	28%	0.36%
Indian River	17,464	5,180	30%	0.60%
Lake	43,477	10,784	25%	1.25%
Lee	94,488	23,677	25%	2.75%
Leon	34,772	10,046	29%	1.16%
Manatee	51,579	15,595	30%	1.81%
Marion	40,592	10,749	26%	1.25%
Martin	16,262	4,475	28%	0.52%
Okaloosa	29,835	5,424	18%	0.63%
Osceola	53,809	17,944	33%	2.08%
Pasco	65,359	19,302	30%	2.24%
Polk	90,484	24,905	28%	2.89%
Santa Rosa	16,103	4,170	26%	0.48%
Sarasota	49,874	14,122	28%	1.64%
Seminole	66,627	18,505	28%	2.15%
St. Johns	23,292	5,748	25%	0.67%
St. Lucie	36,182	14,015	39%	1.62%
Sumter	9,918	2,382	24%	0.28%
Volusia	67,180	17,989	27%	2.09%
Medium Total	**1,114,075**	**315,529**	**28%**	**36.58%**
Small				
Baker	2,149	503	23%	0.06%
Bradford	2,449	653	27%	0.08%
Calhoun	1,047	323	31%	0.04%
Columbia	7,617	2,032	27%	0.24%
DeSoto	3,378	935	28%	0.11%
Dixie	1,302	347	27%	0.04%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Franklin	1,226	378	31%	0.04%
Gadsden	4,649	1,434	31%	0.17%
Gilchrist	1,057	282	27%	0.03%
Glades	859	268	31%	0.03%
Gulf	1,304	402	31%	0.05%
Hamilton	1,267	318	25%	0.04%
Hardee	2,507	694	28%	0.08%
Hendry	4,036	1,261	31%	0.15%
Holmes	1,674	368	22%	0.04%
Jackson	4,727	1,458	31%	0.17%
Jefferson	1,378	425	31%	0.05%
Lafayette	598	150	25%	0.02%
Levy	3,809	1,016	27%	0.12%
Liberty	603	186	31%	0.02%
Madison	1,846	463	25%	0.05%
Monroe	14,405	4,116	29%	0.48%
Nassau	7,660	1,794	23%	0.21%
Okeechobee	3,910	1,222	31%	0.14%
Putnam	7,376	1,820	25%	0.21%
Suwannee	4,296	1,078	25%	0.12%
Taylor	1,981	497	25%	0.06%
Union	1,315	351	27%	0.04%
Wakulla	2,480	765	31%	0.09%
Walton	7,437	1,634	22%	0.19%
Washington	1,998	439	22%	0.05%
Small Total	**102,340**	**27,612**	**27%**	**3.20%**
State Total	**2,989,121**	**862,465**	**29%**	**100.00%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections

Elderly Households

Older households make up an increasing share of Florida's renters in need. Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older—nearly 347,000 households in all. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by Age of Householder and Region, Florida, 2023

	Age of Householder								
Planning and Service Area	15-54	% 15-54	55-74	% 55-74	75-84	% 75-84	85 or Older	% 85 or Older	Total
1) Escambia, Okaloosa, Santa Rosa	15,641	64%	6,661	27%	1,301	5%	981	4%	24,584
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	16,672	71%	5,431	23%	1,083	5%	(X)	(X)	23,612
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	26,468	56%	14,218	30%	4,737	10%	1,654	4%	47,077
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	53,715	61%	25,309	29%	6,224	7%	2,338	3%	87,586
5) Pasco, Pinellas	31,950	50%	20,959	33%	6,498	10%	3,865	6%	63,272
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,240	64%	27,370	26%	6,627	6%	3,371	3%	103,608
7) Brevard, Orange, Osceola, Seminole	88,792	68%	28,399	22%	9,735	8%	2,719	2%	129,645
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	31,125	50%	17,740	29%	8,167	13%	5,176	8%	62,208
9) Indian River, Martin, Palm Beach, St. Lucie	44,267	53%	24,618	29%	9,411	11%	5,910	7%	84,206
10) Broward	60,458	64%	24,530	26%	6,733	7%	3,090	3%	94,811
11) Miami, Monroe	79,513	56%	44,936	32%	12,262	9%	4,833	3%	141,544
State Total	**514,841**	**60%**	**240,171**	**28%**	**72,778**	**8%**	**33,937**	**4%**	**862,153**

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low income renter households include at least one person with a disability—an estimated 272,862 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,437 of the cost burdened renter households include children with disabilities.

Table 13. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2023

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	80,581
Householder Age 55 or Older, Adult(s) with a Disability in the Household	159,844
Child(ren) with a Disability in the Household	22,223
Child(ren) and Adult(s) with Disabilities in the Household	10,214
Total	**272,862**

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

> *An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)*

Combining several data sources, we estimate that 100,225 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2023

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income (<=60% AMI), cost burdened (>40%) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	91,181	U.S. Census Bureau, 2019 American Community Survey Public Use Microdata Sample; 2021 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,576	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2021-6/30/2022. Assumes each adult entrant equals one household.
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021.[2]
Total		**100,225**	

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them. An affordable and available unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

An "affordable" unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.[3] Many "affordable" units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

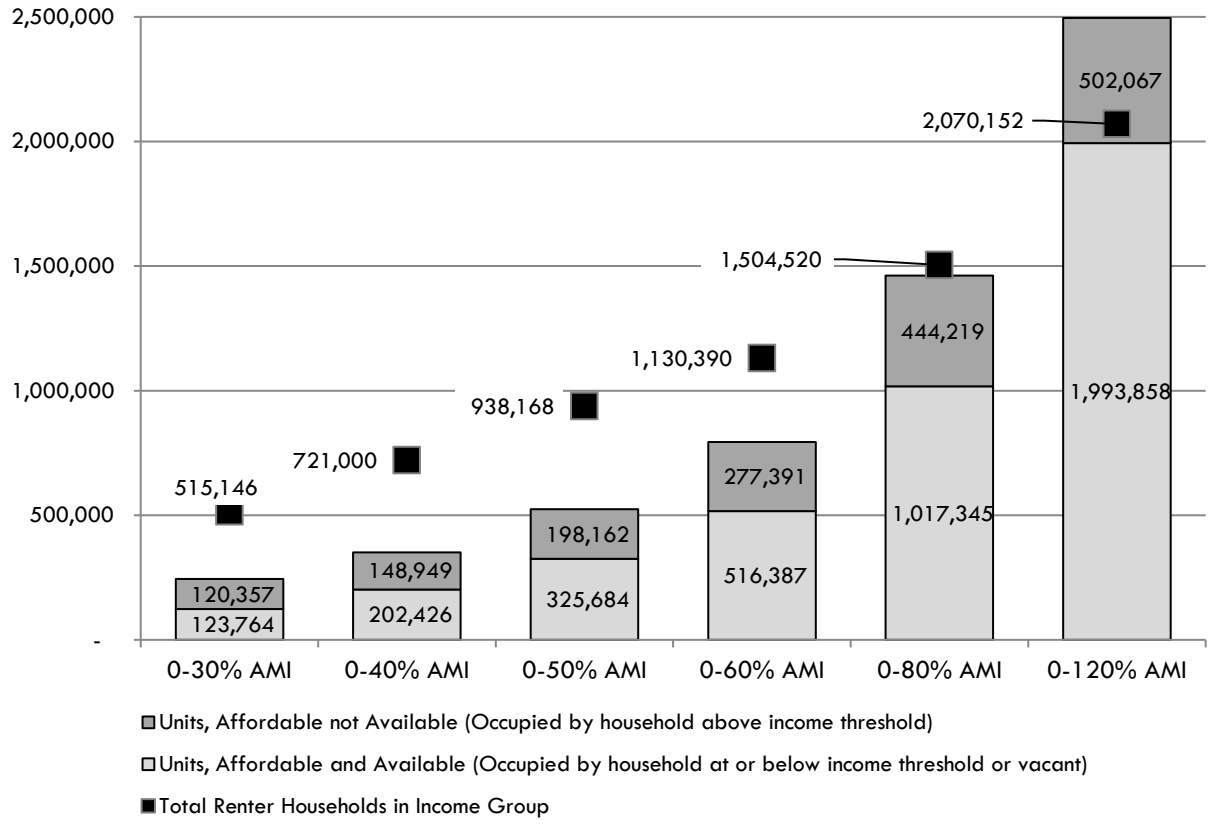
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

[2] Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

[3] For more information about the affordable/available method and affordability thresholds, see the *2022 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2022



Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Figure 12 shows that for the 0-30 through 0-60 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-80 percent of AMI level, affordable units and renters are roughly in balance. However, there is still a shortage of affordable and available units, since nearly one-third of affordable units are rented by households with higher incomes. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level. Most of the deficit at 0-120 percent AMI is concentrated in Miami-Dade, Broward, and Palm Beach Counties; other regions show a surplus or slight deficit at this AMI level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the Florida Housing Data Clearinghouse under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center created a series of county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the Shimberg Center's website.

The Center provided extensive technical assistance in the use of the Clearinghouse site and custom data requests and reports. Examples included creating a data report on housing needs of ALICE (Asset Limited, Income Constrained, Employed) households in Broward County for a United Way conference and guidebook; providing maps and data on farmworker housing needs in Southwest Florida to USDA staff planning for Hurricane Ian recovery; providing data and materials on the workforce and housing supply to the Florica Council of 100; and providing data and technical support to the Tampa planning staff for the city's ongoing housing needs assessment.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, UF's Florida Institute for Built Environment Resiliency (FIBER), and our peers at other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

In the aftermath of Hurricane Ian, the Shimberg Center provided housing data to HUD and USDA staff assigned to the interagency Federal Disaster Recovery Center in Southwest Florida. Shimberg Research Professor Maria Watson served on the Working Group of the Florida Disaster Housing Task Force convened by the Florida Department of Emergency Management and Florida Housing Coalition. Dr. Watson is continuing to collaborate with Oregon State University to track housing and business recovery from Hurricane Ian.

The Center works with Regional Planning Councils to improve disaster recovery and housing resilience. The Center updated data and mapping tools developed as part of the Tampa Bay Regional Planning Council's

REACH (Resilience and Energy Assessment of Housing and Communities) initiative. We also expanded an affordable housing analysis developed for the East Central Florida Regional Planning Council's HARP (Housing Asset and Resilient Policy) initiative, funded by a resilience grant from the Florida Department of Environmental Protection (FDEP). Both projects involved multi-county assessments of flood hazard exposure for the affordable housing stock, including assisted housing, naturally occurring affordable housing, and mobile homes. The Center is currently working with the Apalachee Regional Planning Council and the Data Center (Southeast Louisiana) to develop new data-sharing tools for long-term disaster recovery and resilience, under a grant from the National Academies of Sciences, Engineering and Medicine (NASEM) Gulf Research Program (GRP). Calhoun and Liberty Counties are serving as pilot areas for the data platform.

At the local level, the Shimberg Center is collaborating with FIBER to analyze flood hazards in Cedar Key and Port St. Joe, with funding from FDEP. The Center and FIBER are developing vulnerability assessments and flood hazard adaptation strategies for community assets, including affordable housing and other residential properties. The assessments rely on building footprint data and multiple flood hazard datasets over three time periods (2022, 2040, and 2070). The projects have also included stakeholder and public outreach.

On the research side, the Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition were selected by HUD to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Our research objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. The Shimberg Center is taking primary responsibility for interviewing renters affected by disasters and documenting their experiences with CDBG-DR and other recovery programs.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is also collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts.

In 2023 the Center produced a Miami-Dade County Housing Needs Assessment on behalf of Miami Homes for All. The report shows that most Miami-Dade households with incomes below $75,000 per year spend more than 30 percent of income for housing costs, including 90 percent of renters with incomes below $50,000. The report found a gap of approximately 90,000 affordable and available units for renters with incomes below 80 percent of AMI. The assessment includes data on tenure, income, and housing cost burden for municipalities, the unincorporated area, and County Commission districts in Miami-Dade County.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible and inclusive for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

General Technical Assistance and Presentations

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2023 include:

- Assisting local government staff in Alachua, Brevard, and Orange Counties and the Cities of Winter Springs, Jupiter, Tampa, Gainesville, Apopka and Key West in preparing affordable housing assessments and plans.
- Providing data to support affordable development and philanthropic contributions by non-profits operating in Jacksonville, Deltona, Collier County, Port St. Joe, and Broward County.
- Providing data on condominium developments and affordable/available rental housing to Florida legislative staff and research offices.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2023:

- University of Florida Eyeopener Breakfast, Gainesville, February 2023
- Bright Communities Trust Homeownership Equity Initiative Kickoff, Orlando, February 2023
- Stakeholder Workshops for East Central Florida Regional Planning Council Housing Assets and Resilient Policy Phase II, Virtual, February - May 2023
- School of Landscape Architecture and Planning (SLA+P) Research Seminar Series, Gainesville, FL, February 2023
- Development of a resilience evaluation method of localities through operational continuity of hospitals as indicators, Virtual, March 2023
- Brevard County Affordable Housing Summit, Cocoa, May 2023
- Pinellas Historic Preservation Summit + Expo, St. Petersburg, May 2023
- Florida Bar Foundation Housing Umbrella Group, Gainesville, June 2023
- Hurricane Ian Data Workshop, Washington, DC, June 2023
- Gainesville Alachua County Association of Realtors, Gainesville, August 2023
- Big Bend Area ALICE Conference, Tallahassee, October 2023
- Association of Collegiate Schools of Planning, Chicago, October 2023
- National Association of Counties Rural Housing Project, Chicago and virtual, November 2023
- Tampa Bay Partnership, Tampa and virtual, December 2023

Teaching

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- DCP GulfSouth Studio (Architecture/Landscape Architecture/Urban Planning): undergraduate and graduate studio course addressing urban design, environment, and recovery in Cape Coral following Hurricane Ian. Sponsored by the National Academies of Science Gulf Research Program.

The Center is also working with Florida Sea Grant to develop students' leadership in resiliency science, planning, and design. "Capacity Building for Florida Sea Grant: Promoting Coastal Resilience, Adaptation, and Equity in Florida" is a grant to advance education, information, and professional development over the

2022-2023 and 2023-2024 academic years. The grant ultimately will fund a two-year graduate assistantship, 4-6 undergraduate terminal projects, and two design studio courses on these issues. In the first year, the grant funded undergraduate capstone research projects for two students.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2023

	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
County	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	62,936	73%	7,186	23%	5,595	63%	1,608	5%	5,238	357	26,510
Baker	4,963	75%	0	0%	2,448	67%	55	2%	128	4	115
Bay	60,398	59%	19,326	9%	8,530	47%	1,965	17%	5,449	130	12,239
Bradford	5,924	73%	21	67%	2,640	63%	26	23%	61	14	-
Brevard	202,176	72%	35,915	37%	11,254	54%	2,982	23%	7,951	281	27,347
Broward	389,023	77%	253,262	42%	4,136	45%	16,461	16%	48,813	1,621	122,592
Calhoun	2,609	69%	0	0%	1,184	66%	13	23%	40	2	-
Charlotte	80,472	66%	14,441	36%	5,526	41%	1,483	15%	3,461	82	2,613
Citrus	58,137	73%	1,612	37%	15,688	54%	553	10%	1,588	43	1,385
Clay	65,360	75%	2,397	37%	9,487	61%	287	8%	1,003	55	6,043
Collier	104,693	66%	100,635	32%	3,517	37%	1,949	16%	6,118	119	13,849
Columbia	13,625	71%	48	42%	7,729	65%	228	5%	-	39	-
DeSoto	6,006	67%	605	45%	2,698	47%	258	12%	767	31	-
Dixie	2,940	58%	159	8%	3,844	59%	3	33%	6	1	-
Duval	283,283	67%	27,528	39%	9,331	47%	5,140	14%	15,542	695	-
Escambia	103,191	66%	10,415	16%	4,895	44%	4,568	31%	10,795	205	-
Flagler	47,722	75%	4,414	38%	1,665	62%	1,379	14%	-	18	206
Franklin	6,673	39%	432	9%	1,298	52%	7	0%	-	1	-
Gadsden	11,310	66%	0	0%	3,698	57%	149	23%	342	19	313
Gilchrist	2,851	75%	0	0%	2,924	68%	28	39%	69	2	61
Glades	1,820	59%	258	30%	2,210	49%	153	42%	318	1	-
Gulf	6,839	44%	239	2%	1,656	47%	22	5%	71	5	239
Hamilton	2,024	64%	0	0%	1,512	70%	146	60%	-	9	-
Hardee	4,313	67%	0	0%	1,671	47%	201	31%	-	17	-
Hendry	7,400	67%	281	19%	4,515	53%	369	29%	904	18	416
Hernando	68,099	70%	631	48%	11,981	56%	486	8%	1,246	64	3,942
Highlands	34,188	65%	1,345	38%	5,317	42%	799	10%	1,992	59	1,634
Hillsborough	377,627	73%	40,129	40%	13,665	54%	4,616	8%	12,826	878	132,927
Holmes	3,471	68%	0	0%	1,393	62%	15	20%	53	7	175
Indian River	57,444	73%	15,017	39%	1,086	44%	740	10%	2,029	51	3,613

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Jackson	10,324	66%	0	0%	3,107	65%	56	13%	217	60	-
Jefferson	2,867	71%	0	0%	1,307	63%	53	26%	178	15	222
Lafayette	1,019	67%	0	0%	826	57%	8	13%	14	1	-
Lake	119,692	74%	3,619	48%	16,301	59%	1,336	8%	3,553	176	15,215
Lee	248,337	66%	84,880	35%	15,789	37%	10,515	20%	23,845	289	33,004
Leon	73,488	71%	5,061	17%	6,747	55%	2,312	7%	6,556	362	32,159
Levy	8,058	72%	238	10%	9,562	62%	68	9%	209	12	423
Liberty	1,397	65%	0	0%	812	47%	61	69%	127	5	-
Madison	3,225	61%	0	0%	1,762	66%	173	57%	414	10	395
Manatee	116,866	70%	35,438	40%	4,679	38%	4,443	18%	10,076	170	21,717
Marion	124,806	70%	2,502	37%	24,737	52%	3,622	38%	8,997	109	8,669
Martin	49,949	77%	14,966	44%	2,933	52%	1,078	13%	2,827	64	4,905
Miami-Dade	383,127	76%	382,264	36%	300	17%	31,605	26%	85,188	3,599	192,751
Monroe	29,353	43%	6,962	18%	4,687	25%	1,759	26%	4,546	46	2,996
Nassau	29,836	74%	4,084	23%	6,274	64%	372	27%	891	27	-
Okaloosa	69,671	65%	13,590	12%	3,351	45%	758	6%	2,664	177	8,584
Okeechobee	7,478	70%	234	26%	5,853	47%	349	30%	896	10	367
Orange	335,605	69%	52,226	25%	6,159	52%	3,983	11%	9,853	1,110	158,879
Osceola	123,632	59%	13,695	15%	5,444	53%	1,044	9%	2,696	925	24,986
Palm Beach	377,170	73%	185,688	41%	3,671	32%	10,197	17%	28,510	855	75,777
Pasco	185,414	71%	11,844	44%	29,478	50%	3,158	38%	5,817	218	17,905
Pinellas	252,465	76%	103,994	47%	17,008	46%	12,435	29%	32,295	873	70,668
Polk	210,605	65%	8,497	32%	31,587	50%	6,706	18%	17,366	285	25,694
Putnam	17,160	66%	198	30%	15,393	53%	150	12%	380	30	1,287
Santa Rosa	63,909	74%	1,751	18%	6,492	49%	666	8%	1,687	57	2,805
Sarasota	155,601	68%	52,813	39%	11,888	40%	4,668	36%	10,857	190	16,936
Seminole	132,134	74%	15,139	35%	1,717	54%	1,148	11%	2,636	208	41,761
St. Johns	99,201	77%	14,562	37%	5,436	60%	1,618	43%	2,860	52	5,319
St. Lucie	117,429	74%	14,571	39%	4,536	51%	1,490	9%	3,385	78	6,351
Sumter	69,490	72%	512	59%	6,458	52%	104	7%	308	23	2,200
Suwannee	6,326	68%	0	0%	6,826	63%	57	2%	125	8	104
Taylor	5,488	58%	90	4%	3,231	52%	22	9%	69	11	344

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Union	1,406	81%	18	11%	1,201	70%	1	0%	-	15	-
Volusia	184,265	71%	28,414	30%	7,371	57%	2,594	15%	7,161	309	25,515
Wakulla	9,250	74%	278	44%	3,397	61%	31	3%	74	5	160
Walton	37,006	43%	10,736	6%	5,285	43%	638	42%	1,089	38	-
Washington	5,075	66%	0	0%	2,639	55%	27	4%	-	1	-
Florida Total	**5,745,641**	**71%**	**1,605,160**	**37%**	**437,337**	**52%**	**155,994**	**21%**	**406,864**	**15,251**	**1,274,074**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Dwelling unit data may be missing for some multifamily developments. Dwelling unit counts are suppressed in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2022

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	905	0	56	16	15
Baker	86	0	35	0	0
Bay	2,012	0	236	14	8
Bradford	70	0	38	0	2
Brevard	4,045	151	75	5	3
Broward	1,809	156	21	31	14
Calhoun	19	0	37	0	0
Charlotte	2,429	292	38	69	1
Citrus	1,286	0	145	12	0
Clay	1,630	0	118	0	2
Collier	3,312	654	27	4	4
Columbia	184	0	107	0	0
DeSoto	74	0	17	0	0
Dixie	19	0	39	0	0
Duval	5,338	0	59	7	16
Escambia	1,994	28	48	13	6
Flagler	2,014	0	37	122	0
Franklin	129	0	24	1	0
Gadsden	149	0	57	2	0
Gilchrist	101	0	70	0	0
Glades	64	1	16	0	0
Gulf	320	0	53	0	0
Hamilton	28	0	20	0	0
Hardee	42	0	20	2	0
Hendry	434	25	77	22	0
Hernando	1,367	0	114	2	0
Highlands	488	0	22	3	1
Hillsborough	6,638	110	59	7	23
Holmes	33	0	31	0	0
Indian River	1,224	8	7	5	1
Jackson	76	0	62	0	0
Jefferson	69	0	12	0	0
Lafayette	4	0	15	1	0
Lake	4,089	42	114	13	7
Lee	7,432	176	82	183	8
Leon	479	92	32	2	4
Levy	112	0	122	2	0
Liberty	8	0	18	0	0
Madison	35	0	36	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	4,930	122	21	14	5
Marion	4,799	18	178	32	3
Martin	546	2	14	2	2
Miami-Dade	1,614	4,091	0	79	42
Monroe	291	124	2	3	2
Nassau	1,499	4	79	3	1
Okaloosa	1,146	32	72	4	3
Okeechobee	93	0	101	2	0
Orange	3,895	49	42	1	26
Osceola	5,778	118	21	17	11
Palm Beach	3,810	82	13	20	10
Pasco	7,019	8	177	0	6
Pinellas	957	143	43	70	11
Polk	9,235	5	200	21	10
Putnam	161	0	113	0	0
Santa Rosa	2,171	0	133	8	2
Sarasota	3,901	293	31	10	5
Seminole	1,026	0	9	1	5
St. Johns	5,638	27	72	3	5
St. Lucie	5,461	0	10	5	1
Sumter	4,003	0	27	0	2
Suwannee	84	0	116	0	0
Taylor	58	0	53	0	0
Union	31	0	16	0	0
Volusia	3,795	1	45	6	5
Wakulla	391	1	17	0	0
Walton	1,804	0	148	3	2
Washington	66	0	64	0	0
Florida Total	**124,749**	**6,855**	**4,013**	**843**	**274**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2022. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2023 $) BY COUNTY, 2022

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	4,020	$232,841	$328,047	$434,636	776	$129,356	$167,387	$201,795	216	$117,455	$165,576	$206,970
Baker	248	$263,886	$313,042	$402,556	0	$0	$0	$0	63	$121,077	$165,058	$214,214
Bay	5,235	$269,060	$351,848	$475,927	2,100	$320,803	$424,288	$579,463	371	$93,136	$155,227	$201,795
Bradford	230	$155,227	$229,995	$310,454	2	$222,492	$231,806	$241,120	82	$77,614	$157,814	$201,795
Brevard	14,008	$284,583	$359,092	$465,682	2,456	$181,098	$269,060	$444,985	719	$113,833	$165,576	$201,795
Broward	21,258	$398,416	$532,947	$770,134	18,132	$155,227	$226,632	$340,465	291	$131,426	$173,854	$217,318
Calhoun	73	$144,879	$195,586	$264,921	0	$0	$0	$0	10	$72,439	$113,833	$181,098
Charlotte	6,133	$310,351	$397,382	$519,494	1,529	$191,447	$284,583	$388,068	338	$134,427	$170,750	$222,492
Citrus	4,195	$217,318	$279,409	$374,615	154	$160,401	$185,703	$289,757	819	$83,823	$134,530	$190,412
Clay	5,242	$294,932	$358,161	$429,462	177	$148,501	$212,144	$260,782	497	$98,207	$164,541	$238,015
Collier	7,366	$517,424	$716,063	$1,086,590	6,141	$331,151	$454,816	$705,766	106	$181,616	$235,169	$309,420
Columbia	709	$181,616	$263,886	$336,222	11	$139,704	$150,053	$159,367	294	$92,101	$155,227	$222,492
DeSoto	319	$205,935	$264,921	$388,068	47	$186,273	$222,492	$248,364	69	$124,182	$165,576	$217,318
Dixie	159	$117,973	$201,795	$331,151	14	$243,189	$265,439	$388,068	197	$67,369	$124,182	$181,098
Duval	20,507	$227,667	$315,629	$411,663	2,097	$164,437	$217,318	$279,512	361	$78,648	$134,530	$206,970
Escambia	6,771	$211,626	$294,828	$372,545	508	$170,750	$325,977	$627,635	92	$46,827	$87,962	$138,411
Flagler	4,304	$320,337	$377,720	$470,804	374	$279,409	$413,939	$641,606	88	$159,884	$206,400	$263,886
Franklin	382	$274,235	$517,424	$909,631	44	$283,031	$341,500	$574,858	44	$62,091	$116,420	$179,805
Gadsden	424	$137,117	$222,492	$315,629	0	$0	$0	$0	76	$62,091	$95,723	$159,108
Gilchrist	179	$199,726	$306,212	$413,836	0	$0	$0	$0	128	$87,962	$155,175	$218,353
Glades	95	$170,750	$253,538	$322,873	24	$38,807	$64,678	$107,624	118	$117,973	$165,834	$227,667
Gulf	569	$351,848	$491,553	$765,684	8	$427,392	$517,424	$777,792	64	$62,091	$113,833	$188,860
Hamilton	68	$113,833	$181,098	$254,573	0	$0	$0	$0	37	$113,833	$144,879	$181,098
Hardee	166	$144,879	$212,144	$266,991	0	$0	$0	$0	72	$72,957	$105,037	$165,058
Hendry	624	$201,795	$258,660	$310,454	33	$170,750	$205,417	$231,082	144	$119,008	$170,750	$238,015

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hernando	5,426	$258,712	$317,336	$382,894	56	$116,420	$155,227	$181,098	767	$123,147	$162,989	$205,935
Highlands	2,097	$182,133	$243,189	$315,629	152	$109,435	$150,053	$187,307	313	$66,230	$92,101	$133,495
Hillsborough	25,403	$331,151	$405,867	$519,494	3,145	$170,750	$232,841	$341,500	413	$165,576	$227,667	$301,141
Holmes	123	$103,485	$160,401	$222,492	0	$0	$0	$0	31	$36,220	$77,614	$111,246
Indian River	4,126	$305,280	$387,033	$531,912	1,237	$171,267	$253,538	$465,682	44	$91,067	$131,943	$190,671
Jackson	409	$119,008	$181,098	$258,609	0	$0	$0	$0	73	$72,439	$129,356	$170,750
Jefferson	149	$191,447	$289,757	$410,628	0	$0	$0	$0	47	$71,922	$165,576	$227,667
Lafayette	51	$103,485	$180,064	$300,106	0	$0	$0	$0	28	$49,673	$129,356	$199,208
Lake	7,753	$312,524	$388,068	$481,204	403	$98,311	$164,541	$258,712	889	$124,182	$175,924	$227,667
Lee	21,010	$330,106	$418,079	$616,252	6,367	$239,050	$328,254	$454,298	988	$103,485	$150,053	$211,626
Leon	3,991	$191,447	$284,169	$406,695	524	$103,537	$154,192	$235,428	175	$55,882	$87,962	$131,426
Levy	465	$188,342	$259,747	$384,225	35	$150,053	$240,602	$331,151	445	$84,858	$134,427	$191,447
Liberty	39	$93,447	$164,541	$279,305	0	$0	$0	$0	14	$30,011	$49,155	$98,311
Madison	112	$98,828	$168,422	$284,583	0	$0	$0	$0	56	$74,509	$109,953	$180,012
Manatee	10,751	$398,416	$500,866	$683,000	2,879	$219,905	$320,803	$455,333	300	$95,723	$139,704	$196,518
Marion	11,371	$228,805	$286,653	$362,197	303	$103,485	$124,182	$150,053	1,070	$77,614	$130,391	$186,273
Martin	2,870	$388,068	$517,424	$816,288	997	$191,447	$251,365	$362,197	185	$155,227	$195,586	$243,189
Miami-Dade	15,438	$450,159	$569,166	$827,775	28,436	$276,304	$403,591	$615,735	1	$150,053	$150,053	$150,053
Monroe	1,628	$731,120	$1,034,848	$1,733,370	501	$465,682	$698,522	$1,010,012	225	$310,454	$408,558	$620,909
Nassau	2,735	$369,441	$444,467	$605,386	284	$417,561	$606,680	$833,053	238	$141,774	$212,661	$258,712
Okaloosa	5,031	$287,688	$357,023	$465,682	1,109	$332,186	$496,727	$714,045	101	$93,136	$169,612	$209,039
Okeechobee	418	$195,586	$263,886	$362,093	18	$96,241	$129,356	$139,704	454	$67,265	$126,510	$181,098
Orange	19,293	$346,674	$444,985	$594,210	4,008	$155,227	$204,589	$266,991	338	$114,868	$155,227	$206,970
Osceola	13,266	$354,435	$418,079	$516,389	1,478	$191,447	$258,712	$331,151	329	$144,879	$206,970	$274,235
Palm Beach	17,440	$465,682	$646,780	$957,234	13,978	$165,576	$253,538	$398,416	178	$129,356	$155,227	$216,283
Pasco	17,762	$284,583	$379,220	$488,448	1,113	$119,008	$155,227	$204,900	1,858	$77,614	$122,112	$181,098

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	12,786	$331,151	$426,513	$594,934	7,497	$186,273	$259,643	$429,462	977	$93,136	$134,530	$175,924
Polk	20,853	$288,723	$341,603	$403,591	786	$124,182	$158,177	$217,318	1,828	$93,136	$142,033	$196,518
Putnam	834	$150,053	$227,097	$315,629	19	$232,841	$284,583	$315,629	581	$76,475	$124,182	$181,098
St. Johns	9,893	$413,939	$520,011	$688,174	1,047	$258,712	$341,500	$525,703	270	$175,924	$243,189	$289,757
St. Lucie	10,797	$334,152	$396,761	$468,890	1,148	$186,273	$284,583	$491,553	211	$150,053	$201,795	$248,364
Santa Rosa	5,205	$294,932	$363,697	$467,648	143	$341,396	$486,379	$746,125	205	$81,753	$124,078	$175,924
Sarasota	10,491	$388,068	$497,762	$683,000	3,752	$284,583	$380,824	$620,909	592	$133,495	$167,697	$212,144
Seminole	7,627	$332,807	$413,939	$527,772	1,255	$153,157	$187,825	$235,428	89	$119,008	$169,715	$227,667
Sumter	7,817	$330,634	$405,453	$512,250	32	$129,615	$230,202	$243,189	305	$79,994	$139,704	$196,621
Suwannee	312	$159,884	$230,254	$300,623	0	$0	$0	$0	276	$89,514	$155,175	$221,975
Taylor	252	$117,559	$181,098	$305,280	6	$250,433	$277,857	$361,162	102	$93,136	$128,839	$193,517
Union	44	$202,830	$243,189	$324,942	0	$0	$0	$0	32	$71,922	$152,640	$187,463
Volusia	12,162	$284,583	$351,848	$434,636	2,455	$165,576	$289,757	$486,379	335	$132,461	$170,750	$227,667
Wakulla	791	$206,970	$317,698	$397,382	26	$172,820	$242,672	$315,629	140	$76,941	$134,013	$181,098
Walton	3,495	$455,230	$723,359	$1,497,528	1,252	$434,636	$619,874	$874,447	141	$98,311	$162,989	$222,492
Washington	211	$139,704	$201,174	$279,409	0	$0	$0	$0	73	$77,614	$124,182	$150,053
Florida Total	**396,011**	**$310,454**	**$403,591**	**$560,577**	**121,068**	**$195,586**	**$300,106**	**$460,000**	**21,013**	**$95,206**	**$150,053**	**$206,970**

Source: Florida Department of Revenue, Sales Data File. Includes home sales that took place in 2022, the most recent full year with data available. Arms-length sales only. Home prices adjusted to 2023 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057
Sebastion-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Tallahassee, FL MSA (minus Gadsden, Jefferson & Wakulla)	Leon	-6,053	-7,018	-5,982	-2,315	540	2,293
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-64,236	-81,384	-90,984	-83,379	-60,011	3,994
The Villages, FL MSA	Sumter	-630	-891	-962	-713	-839	387
West Palm Beach-Boca Raton	Palm Beach	-28,122	-37,675	-43,874	-45,133	-33,296	-7,728
State of Florida Total		**-391,382**	**-518,574**	**-612,484**	**-614,003**	**-487,175**	**-76,294**

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey. Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units.



Shimberg Center for Housing Studies

2024 Annual Report

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INTRODUCTION

Home prices and rents in Florida held steady in 2023 and 2024 following rapid growth in the preceding years. The state continued to increase its single family supply, particularly in fast-growing Central and West Central counties, although sales volume continued a two-year downward trend. The multifamily stock also continued to grow, with new rental developments coming online in urban centers and fast-growing mid-sized counties.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. The report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households. Additional data on housing supply and needs at the city, county, and state level can be found in the Florida Housing Data Clearinghouse, http://flhousingdata.shimberg.ufl.edu.

The report also summarizes the Shimberg Center's 2024 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY AND PRODUCTION

Florida's single family home inventory reached nearly 5.9 million homes in 2024. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than as second homes, vacation homes, or rental properties.

Multifamily rental developments provide 1.7 million units. Three-quarters of these are located in developments with 10 or more units. One-quarter are located in 2-9 unit properties, mostly duplexes. The state has 1.6 million condominium units. Only 37 percent are homesteaded, indicating that most condominiums are second homes, vacation units, or rentals.

Mobile homes on their own parcels make up approximately 437,000 units, of which just over half are homesteaded. These are individually owned parcels that are distinct from the state's 2,293 licensed mobile home parks with 290,885 lots for rent.

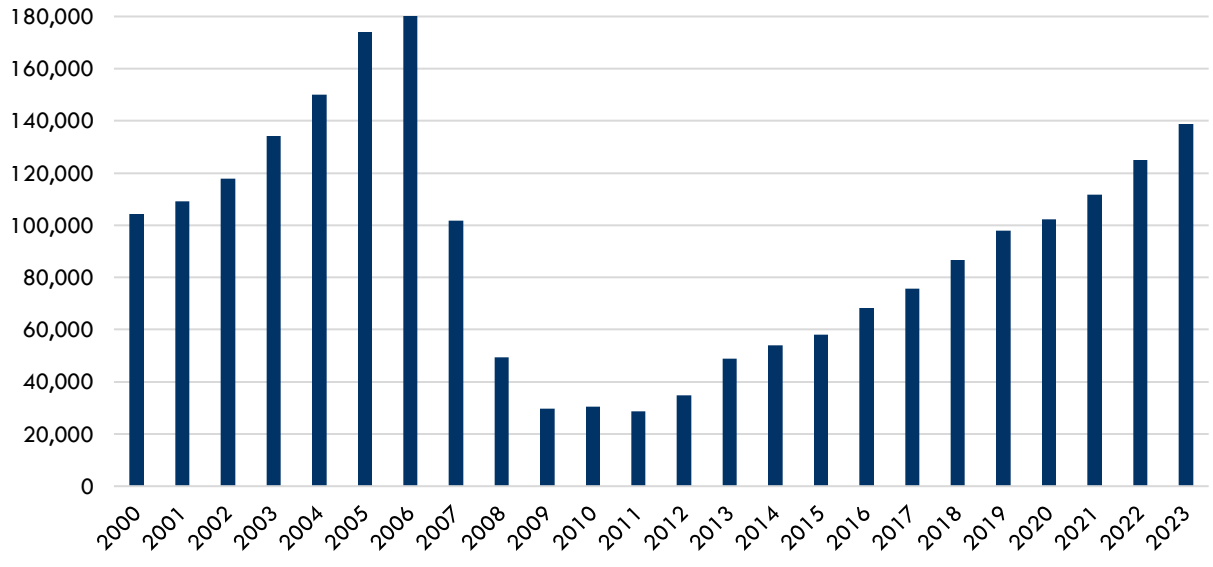
Table 1. Florida Housing Supply, 2024

Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
• 5,875,709 parcels • 4,152,269 homesteaded (71%)	• 1,609,542 parcels • 597,304 homesteaded (37%)	• 436,883 parcels • 227,998 homesteaded (52%)	• 156,868 parcels with 408,210 units • 32,880 homesteaded (21%)	• 15,578 parcels with 1,288,421 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

Single family home production has increased steadily over the past decade. Florida produced 138,717 single family homes in 2023, the last full year for which data is available. Production levels have been increasing by approximately 10 percent each year.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File

Lee County led the state in construction with 10,702 new homes, followed by a group of counties stretching across Central and West Central Florida: Polk, Pasco, Lake, Osceola, and Manatee.

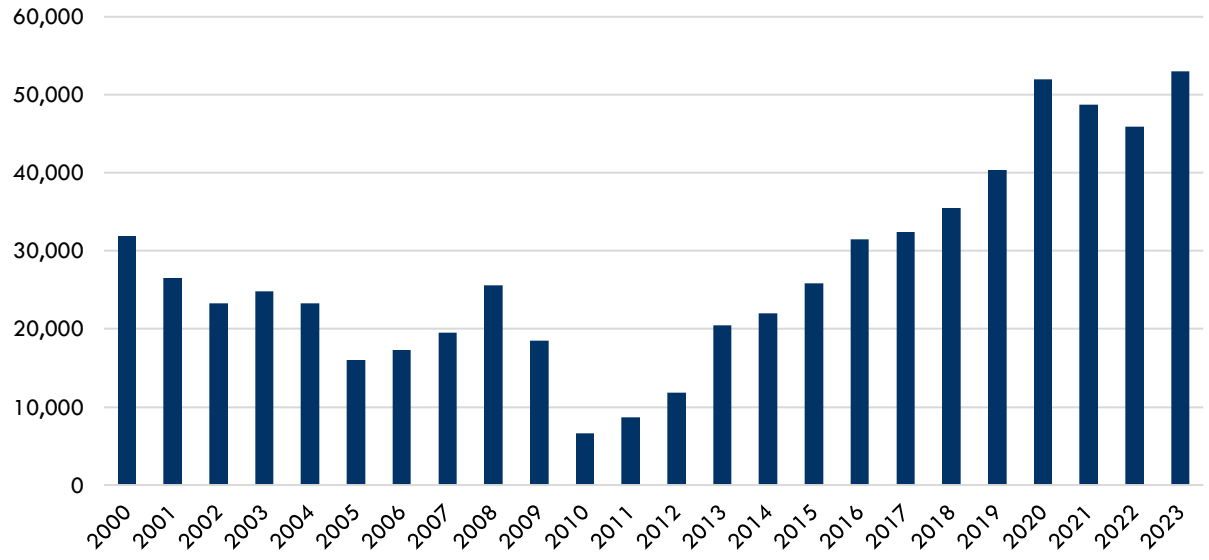
Table 2. New Single Family Homes Built, Top Ten Counties, 2023

County	Single Family Homes Built
Lee County	10,702
Polk County	9,380
Pasco County	8,071
Lake County	7,783
Manatee County	6,511
Osceola County	6,279
Marion County	6,245
Hillsborough County	6,150
St. Johns County	5,565
Sarasota County	5,362

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

Multifamily production continued at the strong pace that began in 2020. In 2023, Florida added 354 multifamily developments with 10 or more units, for a total of 50,547 new apartments, and 1,199 smaller multifamily developments (2,467 units).

Figure 2. Multifamily Units by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File. Unit totals may be undercounts due to missing or incomplete data for a small number of counties.

Multifamily development was concentrated in Florida's large urban counties and in other fast-growing counties including Polk, Lee, Manatee, and St. Johns.

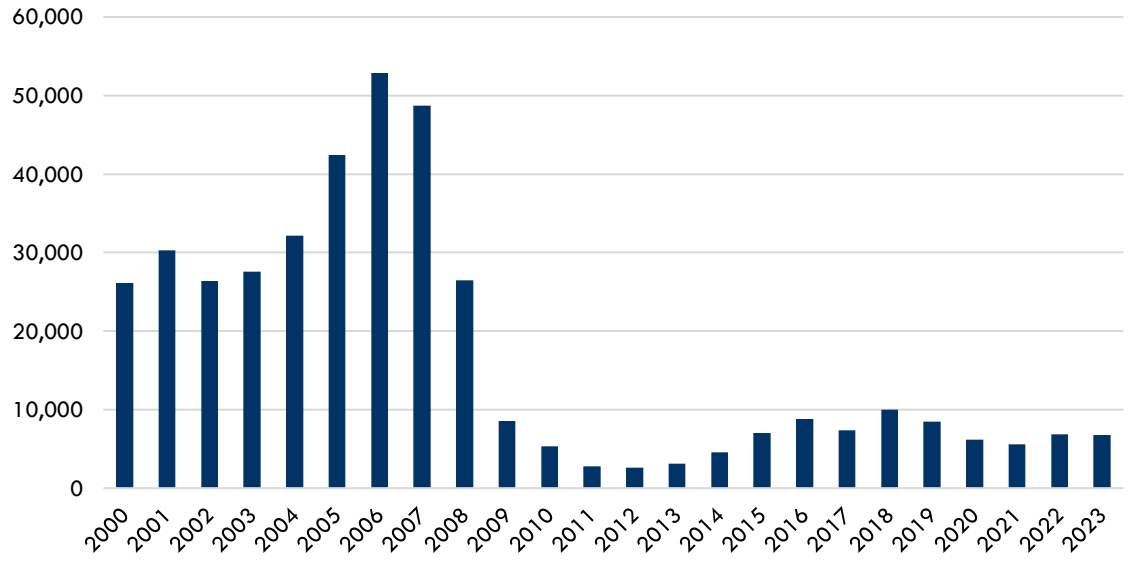
Table 3. New Multifamily Units Built, Top Ten Counties, 2023

County	Multifamily Units Built
Orange County	8,346
Miami-Dade County	6,814
Broward County	4,722
Hillsborough County	3,047
Polk County	2,811
Lee County	2,784
Duval County	2,735
Palm Beach County	2,552
Manatee County	1,861
St. Johns County	1,609

Source: Florida Department of Revenue, Name-Address-Legal File.

In contrast, condominium construction continued to be modest. The state added 6,791 newly built condominiums in 2023, a third of which were located in Miami-Dade County. This level of production was consistent with construction levels in recent years but far below the 2005-2007 peak, when the state was building 40,000-50,000 condominium units per year.

Figure 3. Condominiums by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File

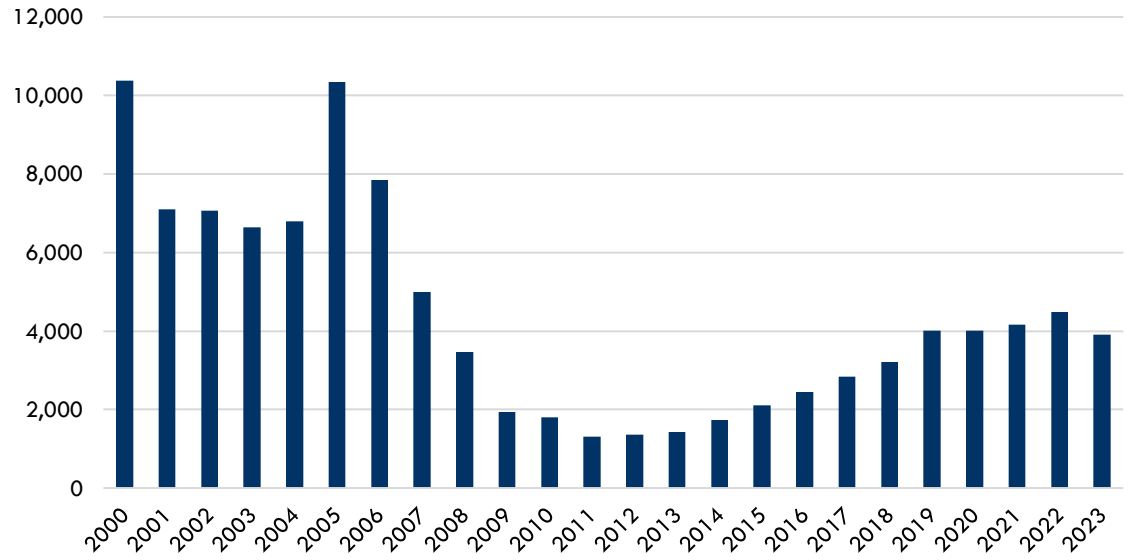
Table 4. New Condominium Units Built, Top Ten Counties, 2023

County	Condominium Units Built
Miami-Dade County	2,437
Collier County	776
Lee County	625
Charlotte County	565
Pinellas County	396
Palm Beach County	357
Sarasota County	325
Osceola County	172
Broward County	152
Brevard County (tie)	122
Hillsborough County (tie)	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile home production slowed slightly in 2023. The state added 3,911 mobile homes on individual parcels in 2023. Again, this does not include homes in mobile home parks.

Figure 4. Mobile Homes by Year Added, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

New mobile homes made a small contribution to the fast growing housing stock in Lee, Marion, Pasco, and Polk Counties, as well as several rural counties.

Table 5. New Mobile Homes Added, Top Ten Counties, 2023

County	Mobile Homes Built
Lee County	224
Marion County	213
Pasco County	173
Levy County	167
Bay County	165
Walton County	160
Putnam County	159
Citrus County	148
Polk County	137
Suwannee County	126

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

ASSISTED HOUSING INVENTORY

Assisted housing helps close the affordable housing gap for Florida's renters. Assisted housing refers to rental housing developments that receive public subsidies in exchange for limits on tenant incomes and rents. Florida's assisted housing stock consists of 3,078 developments with 315,504 affordable rental homes. Of these, 2,848 developments with 290,836 assisted (income and rent limited) units are in operation. An additional 230 properties with 24,668 assisted units are funded and in the development pipeline.

The assisted housing inventory is made up of public housing units and a much larger supply of privately owned rental developments funded by Florida Housing Finance Corporation (Florida Housing), U.S. Department of Housing and Urban Development's multifamily office (HUD), U.S. Department of Agriculture's Rural Development programs (USDA RD), and local housing finance authorities (LHFAs).

In 2023 and 2024, Florida added 88 assisted rental developments with 9,157 affordable units to the development pipeline. Table 6 shows the characteristics of the new and forthcoming affordable housing developments.

Thirty-eight percent of units are located in developments reserving some or all units for elders, homeless individuals and families, persons with disabilities, or farmworkers. Most units (81 percent) are one or two bedroom apartments. Sixty-two percent of units are targeted toward households at 60 percent of area median income (AMI), and an additional 20 percent have income targets of 50 percent AMI or lower.

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2023-2024

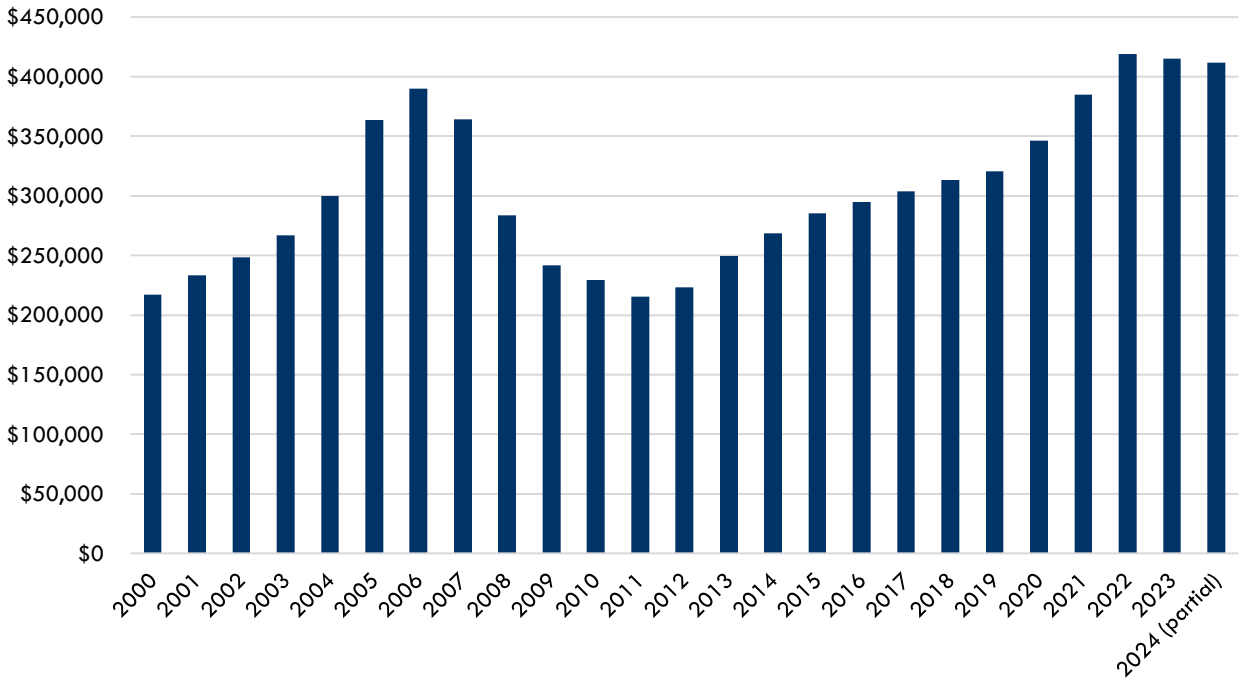
		Developments	Units	% of Units
Total Developments 2023-2024		**88**	**9,157**	**-**
County Size	Large	53	6,342	69%
	Medium	28	2,508	27%
	Small	7	307	3%
Target Population	Family	44	4,906	54%
	Elderly	27	2,822	31%
	Family; Link	8	764	8%
	Elderly; Family; Link	2	220	2%
	Homeless	2	145	2%
	Elderly; Family	1	144	2%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
	Homeless; Persons with Disabilities	1	50	1%
	Persons with Disabilities	1	22	0.2%
	not avail.	1	12	0.1%
Bedroom Count	0 BR	-	440	5%
	1 BR	-	4,160	45%
	2 BR	-	3,281	36%
	3 BR	-	887	10%
	4 or more BR	-	92	1%
	Not Avail.	-	297	3%
Income & Rent Limits	<=35% AMI	-	1,017	11%
	40-50% AMI	-	827	9%
	55-60% AMI	-	5,632	62%
	65-80% AMI	-	1,669	18%
	Not Avail.	-	12	0.1%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Median home prices in Florida held steady during 2022-2024, following rapid growth in the prior two years. The statewide median single family home price reached $411,600 in the first half of 2024. Adjusted for inflation, median prices in the past three years are well above the previous peaks in the mid-2000s.

Figure 5. Median Single Family Home Sale Price (2024 $), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Median home prices in the first half of 2024 ranged from the upper $100,000s in rural North Florida counties to over $750,000 in coastal counties with strong luxury and second home markets.

Figure 6. Florida Counties by Median Single Family Home Price, Q1-2 2024

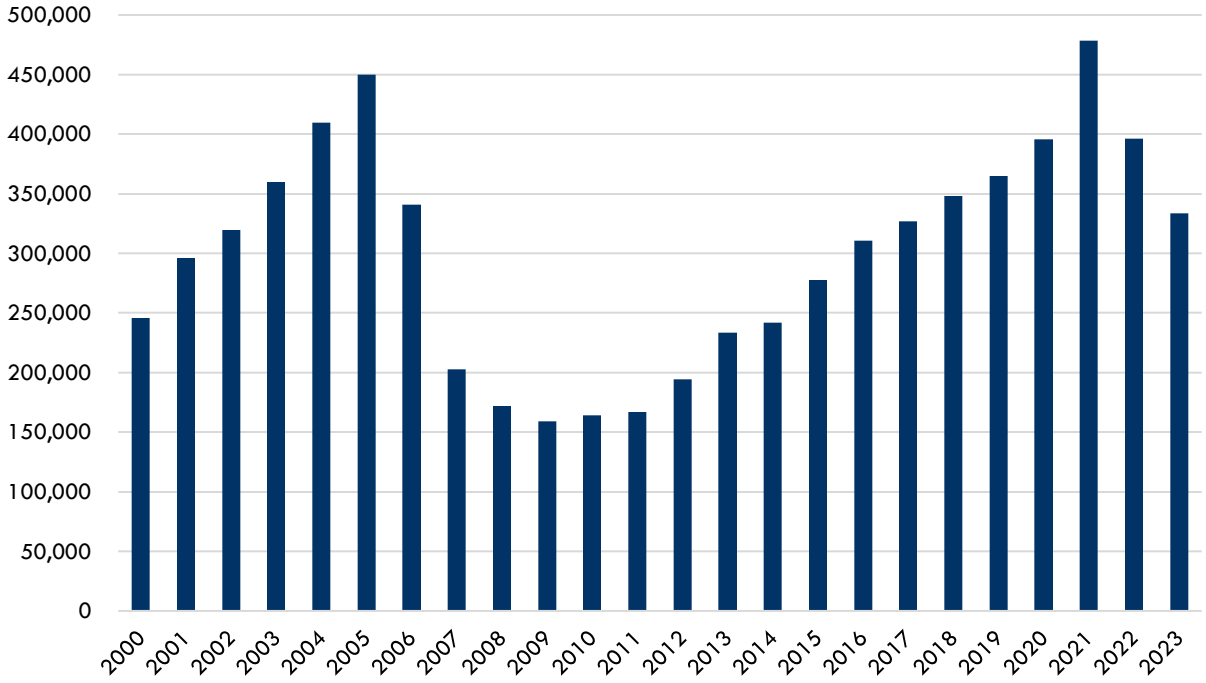
$150,000-199,999	$200,000-249,999	$250,000-299,999	$300,000-349,999
Holmes	Bradford	Baker	Alachua
Jackson	Calhoun	Citrus	Clay
Taylor	Dixie	Columbia	Duval
	Gadsden	DeSoto	Hendry
	Hamilton	Escambia	Hernando
	Hardee	Gilchrist	Leon
	Liberty	Glades	Okaloosa
	Madison	Highlands	Pasco
	Putnam	Jefferson	Polk
	Washington	Lafayette	Union
		Levy	Volusia
		Marion	
		Okeechobee	
		Suwannee	
		Wakulla	

$350,000-399,999	$400,000-499,999	$500,000-749,999	$750,000-1,000,000+
Bay	Gulf	Broward	Collier
Brevard	Hillsborough	Franklin	Monroe
Charlotte	Indian River	Manatee	Walton
Flagler	Lee	Martin	
Lake	Nassau	Miami-Dade	
Osceola	Orange	Palm Beach	
Santa Rosa	Pinellas	St. Johns	
St. Lucie	Sarasota		
Sumter	Seminole		

Source: Florida Department of Revenue, Sales Data File

Single family sales volume continued to drop from its 2021 peak. Statewide, there were 333,655 single family sales in 2023, the last full year for which data is available.

Figure 7. Number of Single Family Home Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Home sales volume was higher in counties with significant new single family construction activity, including Hillsborough, Lee, Polk and Pasco Counties. Sales volume was also higher in the populous Southeast Florida counties and Orange County. Nevertheless, on average 2023 sales were down by 16 percent over 2022 in the top ten counties.

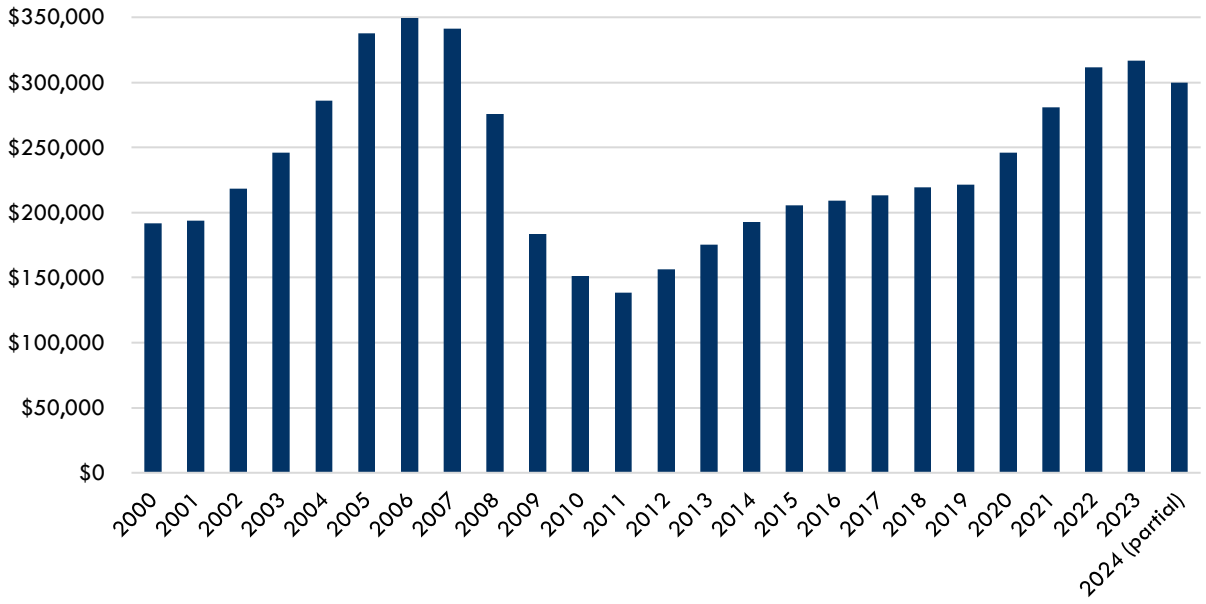
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2023

County	Single Family Sales
Hillsborough	20,732
Lee	18,487
Polk	17,650
Broward	17,252
Orange	16,702
Pasco	15,623
Duval	15,323
Palm Beach	14,925
Brevard	12,512
Miami-Dade	12,345

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

Condominium sale prices held fairly steady following a rise in 2021-2022. The statewide median condominium price in the first half of 2024 was $300,000. Q1-2 2024 median condominium prices were far higher in smaller coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price $730,000), Walton ($665,000), and Nassau ($635,000).

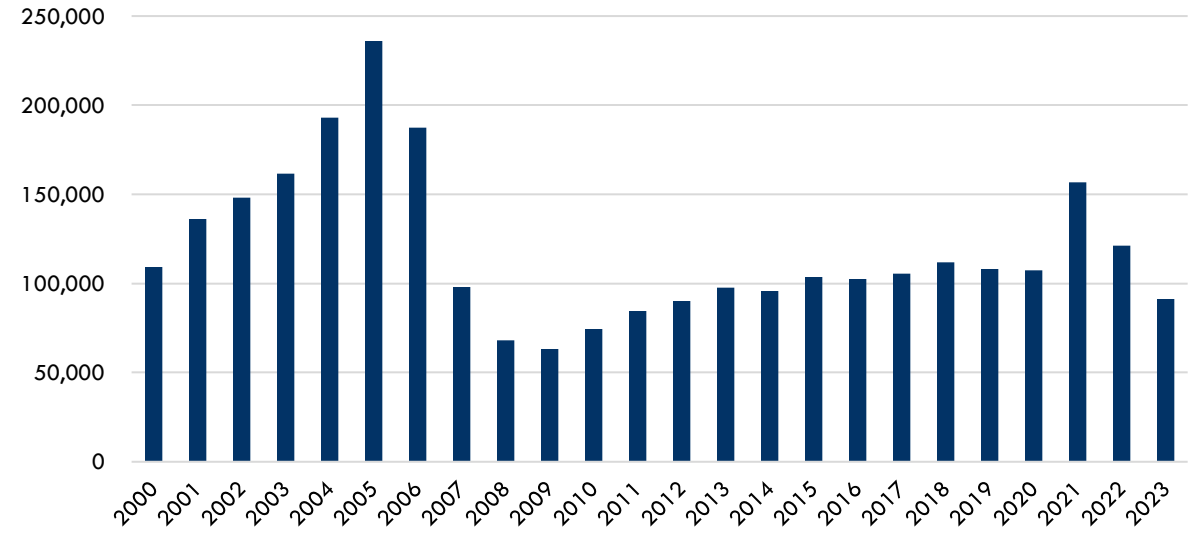
Figure 8. Median Condominium Sale Price (2024 $), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Condominium sales volume has held relatively steady around 100,000 sales per year in the past decade, with the exception of a spike above 150,000 in 2021. Statewide, there were 91,439 condominium sales in 2023, a slight drop from the pre-2021 norm and a significant decline from the 2021 peak.

Figure 9. Number of Condominium Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Overall, condominium sales were concentrated in larger coastal counties and Orange County. Nearly half of the state's sales in 2023 took place in the three Southeast Florida counties: Miami-Dade (19,117), Broward (13,794), and Palm Beach (11,019). As Figure 9 shows, condominium sales have been declining; sales in the ten most active counties fell by 25 percent in 2023 compared to 2022.

Table 8. Number of Condominium Sales, Top Ten Counties, 2023

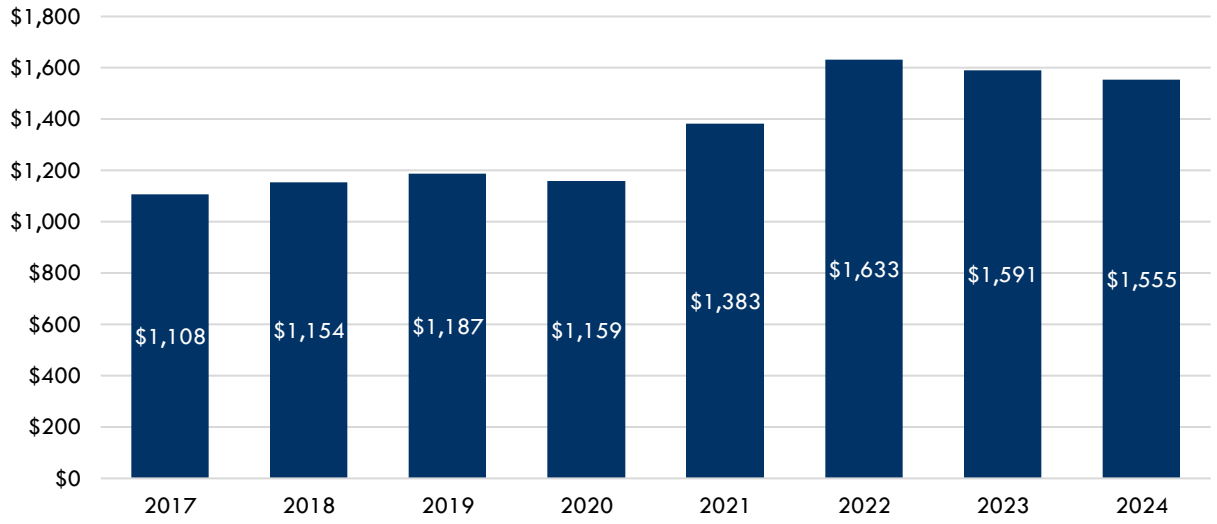
County	Condominium Sales
Miami-Dade	19,117
Broward	13,794
Palm Beach	11,019
Pinellas	6,329
Collier	5,184
Lee	4,258
Sarasota	3,204
Orange	3,081
Hillsborough	2,484
Manatee	2,235

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

Florida rents increased steeply between 2020 and 2022, then stabilized close to these higher levels in 2023-2024. Apartment List estimates that median gross rents for housing seekers in Florida increased 41percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was $1,555 in July 2024, a five percent drop from the 2022 median of $1,633 but still well above 2017-2020 levels.

Figure 10. Apartment List Median Rent Estimates, Florida, 2017-2024



Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities. All rent figures refer to July estimates for a given year.

Apartment List provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2024.

Table 9. Median Rent, Top Five Counties, July 2024

County	Median Rent	Increase since July 2020
Miami-Dade County, FL	$1,841	44%
Palm Beach County, FL	$1,827	39%
Broward County, FL	$1,794	38%
Collier County, FL	$1,699	47%
Sarasota County, FL	$1,642	31%

Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 883,863 low-income, cost burdened renters in Florida. Sixty-two percent of these households live in Florida's nine large counties (population 825,000 or more); 35 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County in Florida, 2024 Estimates

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,116	94,550	32%	11%
Duval	178,142	54,414	31%	6%
Hillsborough	231,166	67,465	29%	8%
Lee	97,615	28,416	29%	3%
Miami-Dade	482,612	130,628	27%	15%
Orange	238,714	69,808	29%	8%
Palm Beach	202,297	63,315	31%	7%
Pinellas	150,328	43,261	29%	5%
Large Total	**1,876,990**	**551,857**	**29%**	**62%**
Medium				
Alachua	30,863	11,854	38%	1%
Bay	25,043	6,384	25%	1%
Brevard	72,809	24,866	34%	3%
Charlotte	18,202	6,377	35%	1%
Citrus	13,469	3,942	29%	0.4%
Clay	22,719	6,083	27%	1%
Collier	43,670	14,208	33%	2%
Escambia	47,394	12,210	26%	1%
Flagler	11,962	4,434	37%	1%
Hernando	17,737	5,534	31%	1%
Highlands	11,074	2,816	25%	0.3%
Indian River	18,191	4,543	25%	1%
Lake	45,515	15,770	35%	2%
Leon	35,821	11,920	33%	1%
Manatee	54,366	15,156	28%	2%
Marion	42,453	12,203	29%	1%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Martin	16,597	5,731	35%	1%
Nassau	7,633	1,769	23%	0.2%
Okaloosa	30,821	7,241	23%	1%
Osceola	55,722	19,071	34%	2%
Pasco	66,826	17,140	26%	2%
Polk	92,291	22,249	24%	3%
Santa Rosa	16,456	3,537	21%	0.4%
Sarasota	51,468	14,204	28%	2%
Seminole	68,019	19,089	28%	2%
St. Johns	24,760	6,646	27%	1%
St. Lucie	37,401	11,715	31%	1%
Sumter	10,104	3,599	36%	0.4%
Volusia	68,042	18,166	27%	2%
Medium Total	**1,057,428**	**308,457**	**30%**	**35%**
Small				
Baker	2,122	492	23%	0.1%
Bradford	2,423	611	25%	0.1%
Calhoun	1,056	254	24%	0.03%
Columbia	7,688	1,939	25%	0.2%
DeSoto	3,358	854	25%	0.1%
Dixie	1,304	329	25%	0.04%
Franklin	1,235	297	24%	0.03%
Gadsden	4,705	1,132	24%	0.1%
Gilchrist	1,081	273	25%	0.03%
Glades	875	268	31%	0.03%
Gulf	1,355	326	24%	0.04%
Hamilton	1,269	265	21%	0.03%
Hardee	2,491	633	25%	0.1%
Hendry	4,435	1,359	31%	0.2%
Holmes	1,757	302	17%	0.03%
Jackson	4,679	1,126	24%	0.1%
Jefferson	1,384	333	24%	0.04%
Lafayette	597	125	21%	0.01%
Levy	3,844	970	25%	0.1%
Liberty	598	144	24%	0.02%
Madison	1,836	384	21%	0.04%
Monroe	14,267	3,862	27%	0.4%
Okeechobee	3,975	1,218	31%	0.1%
Putnam	7,487	2,010	27%	0.2%
Suwannee	4,348	909	21%	0.1%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Taylor	2,009	420	21%	0.05%
Union	1,343	339	25%	0.04%
Wakulla	2,566	617	24%	0.1%
Walton	8,154	1,400	17%	0.2%
Washington	2,083	358	17%	0.04%
Small Total	**96,324**	**23,549**	**24%**	**3%**
State Total	**3,030,742**	**883,863**	**29%**	**100%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

Elderly Households

Statewide, over 346,000 low-income, cost burdened renter households are headed by someone age 55 or older, including nearly 105,000 households age 75+ households. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by Age of Householder and Region, Florida, 2024

Planning and Service Area	Age of Householder				Total	% Age 55 or Older
	15-54	55-74	75-84	85 or Older		
1) Escambia, Okaloosa, Santa Rosa	15,521	4,869	1,564	1,182	23,136	33%
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	17,400	5,809	1,256	(X)	24,465	29%
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	34,734	17,572	4,524	2,390	59,220	41%
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	58,021	25,460	6,848	3,728	94,057	38%
5) Pasco, Pinellas	32,437	18,518	6,980	2,593	60,528	46%
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,629	29,872	6,661	3,078	106,240	37%
7) Brevard, Orange, Osceola, Seminole	94,116	28,087	6,313	3,486	132,002	29%
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	34,581	21,088	8,855	4,657	69,181	50%
9) Indian River, Martin, Palm Beach, St. Lucie	48,145	24,739	6,412	6,084	85,380	44%
10) Broward	57,576	25,001	9,032	2,941	94,550	39%
11) Miami, Monroe	77,809	40,741	11,433	4,507	134,490	42%
State Total	**536,969**	**241,756**	**69,878**	**34,646**	**883,249**	**39%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas. Student-headed, non-family households are excluded. Totals may differ slightly from Table 10 due to rounding. (X) indicates value that is not statistically significant.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low-income renter households include at least one person with a disability—an estimated 278,031 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,222 of the cost burdened renter households include children with disabilities, including 8,970 that have at least one adult and one child with a disability.

Table 12. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2024

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	82,529
Householder Age 55 or Older, Adult(s) with a Disability in the Household	163,280
Child(ren) with a Disability in the Household	23,252
Child(ren) and Adult(s) with Disabilities in the Household	8,970
Total	**278,031**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

> *An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)*

Combining several data sources, we estimate that 103,335 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2024

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income (<=60% AMI), cost burdened (>40%) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	93,720	U.S. Census Bureau, 2023 American Community Survey Public Use Microdata Sample; 2024 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	7,147	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2022-6/30/2023. Based on 12,836 individuals receiving shelter and previous year's estimated average household size of 1.8 persons (total recipients divided by adult recipients).
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021.[1]
Total			**103,335**

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them.

An "affordable" unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.[2] Many "affordable" units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts. Specifically, an "affordable/available" unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

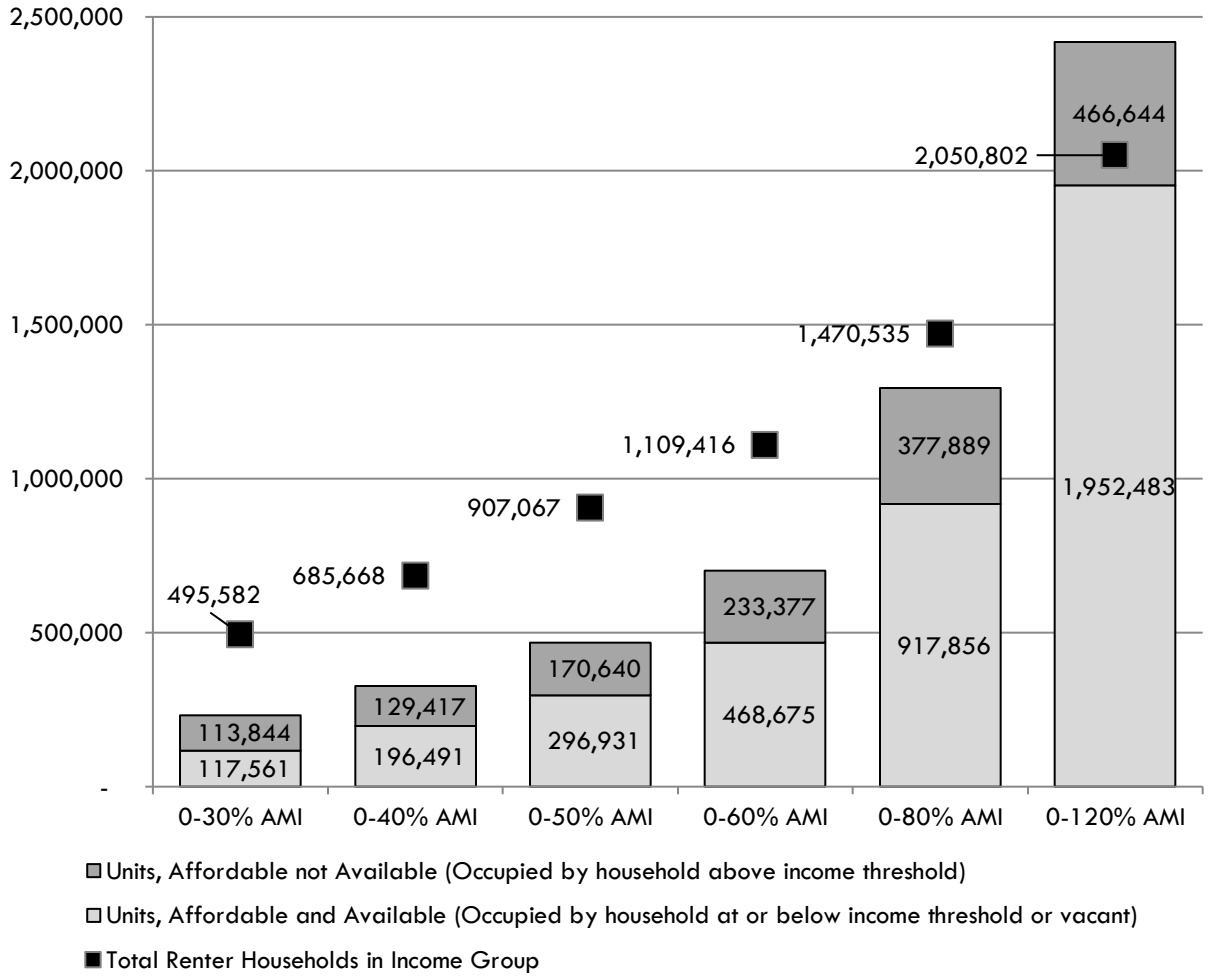
Figure 11 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

[1] Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

[2] For more information about the affordable/available method and affordability thresholds, see the *2022 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 11. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2023



Source: Shimberg Center tabulation of U.S. Census Bureau, 2023 American Community Survey. Student-headed, non-family households and substandard units are excluded.

Figure 11 shows that for the 0-30 through 0-80 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households, leaving a gap of 98,319 affordable and available units.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the Florida Housing Data Clearinghouse under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center also provides county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the Shimberg Center's website.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts. The Center also is co-sponsoring an Heirs Property research center in collaboration with the Center for Governmental Responsibility in the UF Levin College of Law. The research center was launched in 2024 to develop legislative and regulatory solutions to heirs property loss.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, and our peers at University of Florida and other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

This year, the Shimberg Center collaborated with a wide range of University of Florida engineering, environmental, planning, and health science faculty on the JaxTwin project, an initiative to develop a "Digital Twin" for Jacksonville. The project is designed to provide real-time insights and scenario planning tools to help city leaders address infrastructure, health, housing, economic, and environmental challenges. The project resulted in a suite of datasets to identify water quality systems, healthcare utilization hotspots, and coastal flood hazard impacts, as well as a set of virtual and augmented reality tools for built environment visualization.

The Center is working with the University of Nebraska and Texas A&M Agrilife Extension to examine the disaster impact of windstorms on farms and agricultural areas and provide guidance to affected businesses and residents. In Florida, work has included surveying and interviewing farmers in the Suwanee Valley about wind damage to homes and businesses from Hurricanes Idalia, Debby, and Helene. Separately, Shimberg Center researchers are studying residential property ownership changes following hurricanes, starting with the effects of Hurricane Michael on ownership patterns in Bay County.

The Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition continued a HUD-funded project to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Project objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. This year, the Shimberg Center interviewed renters affected by disasters and documented their experiences with CDBG-DR and other recovery programs.

The Center and Florida Sea Grant are launching "Connecting resilient communities and economies: Characterizing the link between water-dependent businesses and affordable housing." This research will lead to a better understanding of housing types for workers in water-dependent industries, housing and business needs of communities with water-dependent economies in Florida, and how changes in the availability and distribution of affordable workforce housing affect the recovery of water-dependent industries after disasters.

Technical Assistance, Presentations, and Publications

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2024 included providing mortgage lending data to the Office of Economic Vitality in Tallahassee, providing affordable housing needs data to the Community Foundation of Sarasota for a four-county area as background information for a new housing dashboard, assisting the American Red Cross with integrating housing needs data into post-disaster training, providing data to the Florida Supportive Housing Coalition to assist in planning to address elder homelessness, and providing data on children's homelessness to the Housing First for Children collaborative in Alachua County.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2024:

- National Human Services Data Consortium, Kansas City
- JUST Pensacola Summit on Affordable Housing, Pensacola

- Community Legal Services of Mid-Florida training, Orlando
- Florida Association of Counties, Orlando
- National Low Income Housing Coalition Disaster Recovery Convenings, Washington DC
- Florida Sea Grant Symposium, Gainesville
- Rinker School of Construction Management Advanced Modular Housing Design Convening, Gainesville
- Florida Housing Coalition Statewide Housing Conference, Orlando
- Alachua County Affordable Housing Advisory Committee, Gainesville
- BOLD Justice, Broward County

Shimberg Center faculty and staff also co-authored the following peer-reviewed articles published in 2024:

- Enderami, S. A., Sutley, E., Helgeson, J., Dueñas-Osorio, L., Watson, M., & van de Lindt, J. W. (2024). Measuring post-disaster accessibility to essential goods and services: proximity, availability, adequacy, and acceptability dimensions. *Journal of Infrastructure Preservation and Resilience, 5*(1), 12.
- Yeganeh, N., Kang, S., Ray, A., Watson, M., & Denton, B. (2024). Filling the blindspots: Assessing distributive equity in fund allocation of Florida's local housing program for disaster recovery. *International Journal of Disaster Risk Reduction*, *111*, 104708.
- Safayet, M., Connors, J. P. C., & Watson, M. (2024). Measuring access to food banks and food pantries: A scoping review of spatial analysis approaches. *Health & Place*, *88*, 103251.
- Rosenheim, N. P., Watson, M., Casellas Connors, J., Safayet, M., & Peacock, W. G. (2024). Food Access After Disasters: A Multidimensional View of Restoration After Hurricane Harvey. *Journal of the American Planning Association*, 1-19.
- Watson, M., Xiao, Y., & Helgeson, J. (2024). Using disaster surveys to model business interruption. *Natural Hazards Review*, *25*(1), 05023013.

Teaching and Graduate Education

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- Construction Finance 5905: graduate course introducing students to financial management principles and analysis

In addition, the Shimberg Center provides professional and academic experience by employing master's and PhD students from the College of Design, Construction, and Planning as research assistants. This year, graduate students from the Shimberg Center fielded a team for Hack-A-House 2024, a 24-hour hackathon for students sponsored by Ivory Innovations. The Shimberg team developed a proposal to encourage accessory dwelling units as an affordable housing strategy, including a case study for Orlando.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2024

	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
County	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	64,515	72%	7,202	23%	5,624	62%	1,608	5%	5,187	375	26,702
Baker	5,066	76%	0	0%	2,468	67%	55	0%	127	5	115
Bay	62,847	59%	19,675	9%	8,580	48%	2,028	17%	5,588	132	12,726
Bradford	5,985	73%	21	62%	2,684	63%	26	23%	61	14	(X)
Brevard	207,160	72%	35,913	38%	11,289	54%	3,001	22%	8,010	288	29,215
Broward	390,140	77%	253,080	42%	4,143	45%	16,446	15%	48,790	1,646	127,708
Calhoun	2,616	70%	0	0%	1,173	67%	14	14%	40	1	(X)
Charlotte	84,778	65%	14,993	35%	5,072	42%	1,601	14%	3,705	88	3,097
Citrus	59,566	74%	1,622	37%	15,741	55%	567	10%	1,620	44	1,403
Clay	67,079	75%	2,398	37%	9,549	62%	290	7%	1,017	56	7,249
Collier	107,914	66%	101,380	32%	3,494	36%	1,949	16%	6,112	127	15,403
Columbia	13,773	71%	48	44%	7,851	65%	228	6%	(X)	39	(X)
DeSoto	6,094	66%	605	46%	2,712	47%	259	13%	770	33	1,011
Dixie	2,903	59%	159	9%	3,808	60%	5	20%	(X)	1	(X)
Duval	287,812	67%	27,534	39%	9,342	48%	5,141	14%	15,544	713	104,317
Escambia	104,902	66%	10,440	15%	4,871	44%	4,544	30%	10,755	210	18,868
Flagler	50,353	74%	4,437	38%	1,701	63%	1,518	13%	(X)	20	511
Franklin	6,838	39%	455	8%	1,321	52%	7	0%	(X)	1	(X)
Gadsden	11,397	66%	0	0%	3,732	57%	162	28%	359	18	310
Gilchrist	2,949	77%	0	0%	2,958	68%	26	38%	65	2	61
Glades	1,926	60%	258	29%	2,229	50%	146	42%	323	3	70
Gulf	7,184	44%	288	1%	1,691	48%	21	5%	63	5	239
Hamilton	2,018	64%	0	0%	1,528	71%	168	61%	334	9	(X)
Hardee	4,345	67%	0	0%	1,698	46%	197	30%	522	18	742
Hendry	7,956	66%	317	20%	4,543	54%	356	28%	897	17	419
Hernando	69,674	71%	633	48%	12,078	57%	492	8%	1,259	67	4,206

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Highlands	34,761	66%	1,345	38%	5,356	42%	824	11%	2,065	59	1,655
Hillsborough	383,354	74%	40,245	41%	13,617	54%	4,625	8%	12,829	893	136,466
Holmes	3,493	68%	0	0%	1,406	61%	15	27%	35	7	(X)
Indian River	58,386	73%	15,043	39%	1,093	44%	744	10%	2,038	55	3,741
Jackson	10,391	67%	0	0%	3,137	65%	56	11%	217	62	253
Jefferson	2,908	72%	0	0%	1,310	64%	51	27%	180	17	241
Lafayette	1,032	68%	0	0%	843	58%	8	13%	(X)	1	(X)
Lake	127,454	73%	3,626	49%	16,315	60%	1,344	8%	3,547	177	15,812
Lee	258,226	65%	84,717	35%	14,455	38%	10,777	20%	24,347	301	35,410
Leon	74,008	71%	5,023	17%	6,777	54%	2,322	7%	6,544	369	33,716
Levy	8,224	73%	238	13%	9,693	63%	67	9%	207	12	423
Liberty	1,398	65%	0	0%	821	47%	59	71%	122	5	(X)
Madison	3,255	60%	0	0%	1,775	66%	165	56%	392	10	395
Manatee	123,271	69%	35,484	40%	4,684	38%	4,436	18%	10,019	201	24,150
Marion	130,947	70%	2,504	38%	24,411	53%	3,675	38%	9,132	107	8,659
Martin	50,478	77%	15,003	45%	2,936	52%	1,078	14%	2,788	70	5,912
Miami-Dade	384,027	77%	384,248	37%	301	17%	31,580	26%	85,109	3,619	199,484
Monroe	29,642	43%	6,975	18%	4,685	25%	1,756	25%	4,536	46	3,098
Nassau	31,471	74%	4,092	23%	6,299	65%	366	27%	879	28	2,250
Okaloosa	70,612	61%	13,590	11%	3,353	46%	759	6%	(X)	182	(X)
Okeechobee	7,592	70%	235	23%	5,897	48%	347	31%	898	10	367
Orange	340,145	69%	51,890	26%	6,261	52%	4,029	11%	10,030	1,144	167,367
Osceola	129,938	59%	13,802	16%	5,440	54%	1,053	9%	2,709	938	26,903
Palm Beach	380,717	73%	186,031	41%	3,677	32%	10,216	17%	28,539	856	78,341
Pasco	190,800	72%	11,846	44%	29,495	51%	3,131	38%	(X)	239	19,301
Pinellas	253,007	76%	104,150	47%	17,032	46%	12,466	29%	32,333	876	71,859
Polk	219,870	65%	8,509	32%	31,735	50%	6,687	18%	17,304	301	28,317
Putnam	17,321	66%	197	29%	15,555	54%	151	15%	381	30	1,287

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Santa Rosa	65,728	74%	1,755	18%	6,521	49%	672	7%	1,731	63	3,164
Sarasota	160,657	68%	53,113	39%	11,570	39%	4,752	37%	11,038	194	18,235
Seminole	133,265	75%	15,077	35%	1,711	55%	1,148	12%	2,633	214	(X)
St. Johns	104,621	76%	14,583	37%	5,484	61%	1,624	44%	(X)	59	7,907
St. Lucie	121,797	75%	14,606	39%	4,549	51%	1,493	9%	3,403	87	6,651
Sumter	70,453	72%	514	62%	6,440	52%	119	9%	374	26	3,234
Suwannee	6,406	68%	0	0%	6,934	64%	62	5%	200	8	(X)
Taylor	5,525	58%	76	1%	3,236	54%	21	14%	65	11	344
Union	1,445	80%	18	11%	1,232	70%	1	0%	(X)	15	(X)
Volusia	188,238	71%	28,396	30%	7,387	57%	2,639	15%	7,284	311	26,838
Wakulla	9,594	74%	336	36%	3,424	61%	31	3%	(X)	4	174
Walton	38,243	43%	10,817	6%	5,466	43%	643	42%	1,544	39	1,599
Washington	5,219	67%	0	0%	2,690	56%	21	0%	(X)	0	0
Florida Total	**5,875,709**	**71%**	**1,609,542**	**37%**	**436,883**	**52%**	**156,868**	**21%**	**408,210**	**15,578**	**1,288,421**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Multifamily dwelling unit totals may be undercounts due to missing or incomplete data for a small number of counties. County-level dwelling unit counts are suppressed (marked with 'X') in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2023

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	964	16	44	3	9
Baker	101	0	23	0	1
Bay	2,683	46	165	27	3
Bradford	67	0	40	0	0
Brevard	5,086	122	66	7	7
Broward	1,484	152	24	19	23
Calhoun	17	0	14	0	0
Charlotte	4,358	565	73	128	5
Citrus	1,465	3	148	20	0
Clay	1,747	0	93	0	2
Collier	3,618	776	24	6	6
Columbia	169	0	74	0	0
DeSoto	95	0	28	1	2
Dixie	15	0	36	0	0
Duval	4,736	9	73	39	18
Escambia	1,825	60	40	10	6
Flagler	2,633	0	23	143	2
Franklin	173	17	22	0	0
Gadsden	135	0	33	0	0
Gilchrist	102	0	38	0	0
Glades	112	0	23	0	0
Gulf	334	49	44	0	0
Hamilton	18	0	19	0	0
Hardee	47	0	17	2	1
Hendry	560	36	55	1	0
Hernando	1,504	1	104	8	1
Highlands	588	0	20	10	0
Hillsborough	6,150	122	52	13	15
Holmes	25	0	24	0	0
Indian River	993	107	7	3	4
Jackson	96	0	25	0	2
Jefferson	49	0	26	0	0
Lafayette	5	0	16	0	0
Lake	7,783	27	96	7	1
Lee	10,702	625	224	367	13
Leon	613	66	24	6	5
Levy	187	0	167	0	0
Liberty	14	0	14	0	0
Madison	35	0	22	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	6,511	40	17	7	25
Marion	6,245	2	213	44	6
Martin	568	30	11	4	5
Miami-Dade	1,464	2,437	1	115	47
Monroe	342	51	7	3	1
Nassau	1,655	8	63	1	0
Okaloosa	1,243	38	76	7	6
Okeechobee	123	0	56	4	0
Orange	4,893	0	33	15	40
Osceola	6,279	172	29	8	13
Palm Beach	3,769	357	22	15	11
Pasco	8,071	0	173	4	13
Pinellas	957	396	41	80	7
Polk	9,380	6	137	28	12
Putnam	164	0	159	0	0
Santa Rosa	1,622	0	117	8	3
Sarasota	5,362	325	114	12	4
Seminole	1,142	12	11	0	6
St. Johns	5,565	21	64	7	7
St. Lucie	4,441	35	13	1	9
Sumter	948	0	32	0	4
Suwannee	102	0	126	0	0
Taylor	42	0	34	0	0
Union	35	0	19	0	0
Volusia	4,165	6	47	12	7
Wakulla	346	56	33	0	0
Walton	1,867	0	160	3	2
Washington	128	0	43	0	0
Florida Total	**138,717**	**6,791**	**3,911**	**1,199**	**354**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2023. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2024 $) BY COUNTY, 2023

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	3,165	$261,054	$347,728	$449,777	523	$147,036	$185,730	$228,035	149	$123,717	$177,476	$234,742
Baker	222	$266,213	$298,716	$401,074	0	-	-	-	43	$144,457	$199,144	$268,277
Bay	4,647	$292,938	$373,627	$513,338	1,412	$314,710	$438,530	$613,942	270	$118,661	$168,705	$223,805
Bradford	177	$180,571	$257,959	$335,346	4	$214,106	$229,532	$301,760	82	$89,357	$152,196	$227,932
Brevard	12,512	$305,423	$370,325	$490,121	1,973	$188,826	$278,492	$435,950	615	$127,844	$173,864	$211,526
Broward	17,252	$429,243	$562,350	$790,643	13,794	$174,896	$247,640	$361,142	205	$154,775	$206,367	$257,855
Calhoun	50	$134,138	$197,596	$250,736	0	-	-	-	11	$25,796	$122,788	$190,889
Charlotte	5,886	$319,869	$386,938	$509,726	1,428	$245,577	$313,678	$389,002	297	$92,865	$149,616	$216,685
Citrus	3,626	$232,163	$285,457	$381,779	109	$165,094	$191,921	$283,755	641	$98,024	$152,712	$208,431
Clay	4,031	$299,232	$361,142	$429,759	158	$156,839	$204,303	$247,640	406	$108,343	$185,730	$242,481
Collier	6,435	$546,976	$722,284	$1,196,928	5,184	$355,983	$495,281	$823,920	109	$206,367	$257,959	$319,766
Columbia	607	$190,889	$273,436	$366,301	4	$161,998	$175,412	$188,310	215	$118,661	$175,412	$237,322
DeSoto	270	$199,144	$278,595	$369,397	36	$213,332	$229,532	$296,652	100	$101,068	$152,608	$225,714
Dixie	112	$114,018	$174,380	$276,016	13	$214,622	$288,914	$386,938	118	$74,292	$120,725	$185,730
Duval	15,323	$237,322	$318,837	$423,052	1,648	$175,412	$227,004	$296,652	287	$87,706	$144,457	$216,685
Escambia	5,459	$227,004	$302,121	$386,938	431	$185,730	$417,893	$748,080	80	$67,069	$113,657	$159,934
Flagler	3,947	$326,060	$378,890	$478,874	313	$273,436	$425,116	$660,374	82	$170,253	$232,163	$267,245
Franklin	341	$308,519	$464,326	$851,264	37	$287,366	$309,550	$464,326	43	$67,069	$123,820	$154,775
Gadsden	312	$135,686	$242,481	$335,295	0	-	-	-	48	$67,069	$90,286	$141,361
Gilchrist	151	$232,163	$294,073	$376,620	0	-	-	-	131	$103,183	$180,571	$247,640
Glades	79	$230,615	$308,519	$374,969	11	$30,955	$63,974	$134,138	79	$113,502	$175,412	$222,876
Gulf	502	$366,198	$495,848	$644,897	13	$397,256	$567,509	$768,717	56	$70,681	$124,852	$196,049
Hamilton	46	$77,388	$163,546	$283,755	0	-	-	-	32	$77,542	$153,176	$220,297
Hardee	123	$155,807	$255,895	$319,869	0	-	-	-	40	$82,805	$123,820	$162,256

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hendry	592	$263,273	$302,895	$361,091	34	$198,628	$234,742	$252,696	101	$134,138	$204,303	$268,277
Hernando	4,372	$273,436	$329,155	$383,585	45	$120,725	$177,476	$232,163	633	$139,298	$177,476	$221,844
Highlands	1,659	$196,049	$255,895	$331,219	110	$128,979	$158,851	$204,303	262	$76,356	$108,343	$144,457
Hillsborough	20,732	$335,346	$417,893	$562,350	2,484	$185,730	$249,704	$383,069	374	$160,347	$236,290	$303,359
Holmes	199	$113,502	$165,094	$224,940	0	-	-	-	45	$30,955	$72,228	$139,298
Indian River	3,336	$321,932	$402,312	$587,217	1,109	$195,945	$276,532	$541,713	36	$113,502	$157,871	$208,947
Jackson	315	$123,820	$180,468	$268,277	0	-	-	-	63	$82,547	$139,194	$185,730
Jefferson	129	$195,533	$301,812	$412,734	0	-	-	-	21	$82,547	$154,775	$211,526
Lafayette	27	$108,343	$190,889	$295,621	0	-	-	-	15	$77,388	$139,298	$204,303
Lake	5,283	$299,129	$371,460	$477,533	263	$144,457	$212,558	$288,398	700	$128,979	$185,730	$232,163
Lee	18,487	$341,527	$417,415	$603,623	4,258	$257,959	$345,665	$464,326	815	$103,183	$154,775	$219,265
Leon	3,137	$221,844	$314,710	$439,458	413	$102,152	$165,094	$224,940	174	$59,950	$95,703	$149,616
Levy	415	$201,208	$288,914	$371,460	23	$147,552	$255,379	$376,620	374	$91,833	$147,604	$206,264
Liberty	27	$85,126	$165,094	$294,073	0	-	-	-	17	$67,069	$123,820	$154,775
Madison	91	$118,661	$180,571	$306,455	0	-	-	-	46	$84,610	$142,806	$232,163
Manatee	11,011	$407,575	$505,496	$696,488	2,235	$229,583	$335,346	$500,440	237	$103,183	$159,934	$215,138
Marion	11,178	$252,696	$300,264	$376,516	237	$119,693	$134,138	$154,775	964	$82,547	$143,425	$200,176
Martin	2,617	$412,734	$572,668	$846,104	911	$206,367	$268,277	$397,256	139	$155,704	$206,367	$249,704
Miami-Dade	12,345	$495,281	$619,101	$846,104	19,117	$302,328	$438,530	$650,056	1	$247,640	$247,640	$247,640
Monroe	1,137	$758,398	$1,106,643	$1,981,122	345	$572,668	$822,063	$1,444,568	169	$355,983	$464,326	$742,921
Nassau	2,540	$369,190	$446,268	$619,359	237	$433,371	$644,897	$856,423	193	$163,030	$223,908	$273,436
Okaloosa	3,950	$299,232	$355,983	$464,326	833	$330,187	$536,554	$773,876	87	$91,421	$151,680	$205,335
Okeechobee	371	$206,367	$278,595	$361,142	22	$123,820	$134,138	$148,584	302	$109,271	$165,094	$232,163
Orange	16,702	$368,159	$470,878	$638,499	3,081	$165,094	$216,685	$278,595	264	$128,928	$180,571	$248,672
Osceola	11,078	$361,142	$425,116	$526,236	1,069	$224,940	$283,755	$392,097	238	$165,094	$230,615	$299,232
Palm Beach	14,925	$505,599	$681,011	$1,029,771	11,019	$183,667	$273,436	$423,052	116	$140,845	$167,931	$207,915
Pasco	15,623	$302,328	$380,747	$497,241	833	$137,234	$169,221	$216,685	1,371	$92,865	$143,425	$201,208

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	10,223	$350,824	$454,007	$644,897	6,329	$197,596	$273,436	$452,975	841	$118,661	$154,775	$195,945
Polk	17,650	$299,129	$343,395	$404,479	634	$134,138	$165,094	$235,258	1,493	$113,502	$157,871	$211,526
Putnam	672	$153,227	$232,163	$325,028	12	$302,328	$311,356	$341,021	542	$82,547	$144,457	$206,161
St. Johns	8,845	$402,312	$520,767	$706,807	933	$273,436	$366,301	$546,872	220	$187,278	$242,481	$294,073
St. Lucie	8,694	$357,531	$412,940	$496,828	909	$201,208	$312,130	$500,440	188	$162,772	$229,532	$282,207
Santa Rosa	3,988	$299,232	$366,301	$453,904	113	$319,869	$505,599	$773,876	176	$103,183	$156,839	$201,208
Sarasota	9,963	$394,780	$521,076	$742,818	3,204	$298,922	$397,256	$758,398	581	$114,534	$159,934	$211,526
Seminole	6,094	$350,824	$431,152	$552,032	893	$170,253	$201,208	$254,347	58	$123,820	$190,373	$257,959
Sumter	5,000	$321,932	$400,352	$514,885	30	$131,043	$215,395	$242,481	227	$98,024	$146,521	$188,826
Suwannee	209	$171,285	$251,768	$330,187	0	-	-	-	231	$108,343	$154,775	$225,972
Taylor	189	$118,661	$188,826	$309,550	12	$170,253	$208,431	$257,443	93	$113,502	$154,775	$197,080
Union	30	$188,619	$255,327	$322,448	0	-	-	-	23	$72,228	$146,624	$231,131
Volusia	10,692	$305,423	$367,333	$457,051	1,815	$179,539	$309,550	$495,281	315	$139,298	$190,889	$252,799
Wakulla	633	$222,567	$299,129	$392,097	25	$185,730	$206,264	$271,372	97	$61,910	$128,979	$171,285
Walton	3,031	$415,210	$711,863	$1,443,537	761	$459,166	$673,272	$1,083,426	165	$113,502	$187,794	$237,322
Washington	189	$148,894	$227,004	$283,755	0	-	-	-	51	$70,165	$139,298	$196,049
Florida Total	**333,655**	**$323,893**	**$415,107**	**$591,241**	**91,439**	**$211,526**	**$316,773**	**$505,599**	**17,197**	**$108,343**	**$165,094**	**$227,004**

Source: Florida Department of Revenue, Sales Data File. Based on property sales that took place in 2023, the most recent full year with data available. Arms-length sales only. Prices adjusted to 2024 dollars using the Consumer Price Index.

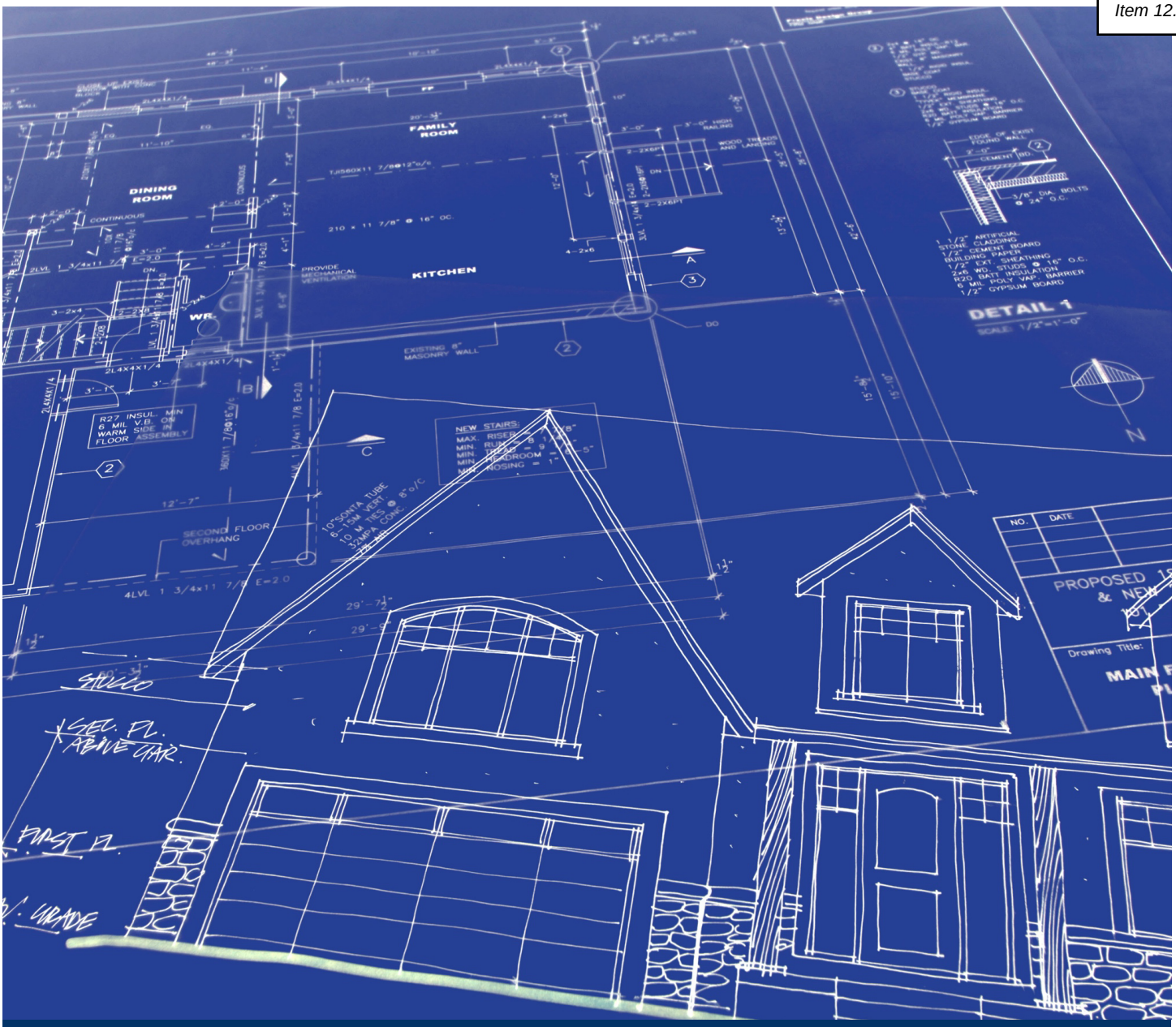
APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), MODIFIED METROPOLITAN STATISTICAL AREAS & HUD METRO FAIR MARKET RENT AREAS, 2023

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-10,362	-13,886	-18,311	-20,335	-17,333	-352
Crestview-Fort Walton Beach-Destin, FL HMFA	Okaloosa	-4,513	-4,421	-5,019	-5,559	-4,176	590
Deltona-Daytona Beach-Ormond Beach, FL HMFA	Volusia	-8,523	-10,609	-12,009	-13,251	-10,566	1,917
Fort Lauderdale, FL HMFA	Broward	-40,187	-50,266	-68,112	-82,200	-84,345	-37,884
Gainesville, FL HMFA (minus Gilchrist)	Alachua	-7,896	-7,791	-10,683	-5,440	-471	2,576
Homosassa Springs, FL MSA	Citrus	-1,975	-2,714	-3,578	-3,715	-2,425	-284
Jacksonville, FL HMFA/Baker County, FL HMFA (plus Putnam)	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,555	-42,526	-48,760	-47,290	-22,307	8,210
Lakeland-Winter Haven, FL MSA	Polk	-10,600	-11,227	-14,412	-12,526	-11,681	-2,636
Miami-Miami Beach-Kendall, FL HMFA (plus Monroe)	Miami-Dade, Monroe	-58,509	-79,672	-100,810	-119,801	-143,805	-78,510
Naples-Immokalee-Marco Island, FL MSA	Collier	-5,489	-6,634	-8,554	-8,566	-7,432	-1,183
North Port-Sarasota-Bradenton, FL MSA	Manatee, Sarasota	-11,302	-14,560	-19,907	-20,916	-19,776	-2,801
Northeast Nonmetropolitan Area (plus Gilchrist and Levy)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-2,637	-3,212	-2,653	-2,483	-1,065	307
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, Wakulla, and Walton)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,103	-3,595	-3,143	-2,949	-1,493	-678
Ocala, FL MSA	Marion	-5,773	-6,917	-5,826	-7,590	-6,929	-221
Orlando-Kissimmee-Sanford, FL MSA	Lake, Orange, Osceola, Seminole	-50,796	-70,248	-91,670	-97,707	-85,074	5,274
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,232	-11,716	-14,116	-13,643	-3,756	6,913
Palm Coast, FL HMFA	Flagler	-1,127	-1,619	-2,638	-3,038	-2,133	-761
Panama City-Lynn Haven, FL MSA	Bay	-3,344	-4,370	-4,445	-2,381	-1,574	2,428
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-5,947	-6,918	-7,556	-5,957	-1,928	1,914
Port St. Lucie, FL MSA	Martin, St. Lucie	-5,581	-9,172	-11,708	-12,491	-10,136	-3,440

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Punta Gorda, FL MSA	Charlotte	-1,951	-3,192	-3,481	-3,340	-1,997	-239
Sebastian-Vero Beach, FL MSA	Indian River	-2,128	-2,846	-2,562	-2,523	-1,109	-66
South Nonmetropolitan Area (minus Monroe, plus Highlands)	DeSoto, Glades, Hardee, Hendry, Highlands, Okeechobee	-3,002	-4,161	-4,935	-3,848	-1,582	-677
Tallahassee, FL HMFA (minus Gadsden and Jefferson)	Leon	-6,761	-9,591	-10,489	-6,065	-584	2,738
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-56,633	-71,137	-89,352	-91,197	-70,247	4,873
The Villages, FL MSA	Sumter	-1,497	-1,076	-1,920	-2,660	-1,056	537
West Palm Beach-Boca Raton, FL HMFA	Palm Beach	-25,598	-35,101	-43,487	-43,270	-37,699	-6,864
State of Florida Total		-378,021	-485,016	-610,136	-640,741	-552,679	-98,319

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey. County groupings are based on HUD Metro Fair Market Rent Areas (HMFAs), modified to accommodate availability of county-level data in the American Community Survey Public Use Microdata Areas (PUMAs). See https://www.huduser.gov/portal/datasets/il/il24/area-definitions-FY24.pdf for HUD area definitions. In cases where cross-county PUMA boundaries do not allow separation, counties are shifted to another HMFA or non-metropolitan grouping, as noted in the first column. Jacksonville and Baker County HMFAs are combined for the same reason.

Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units. Student-headed, non-family households and substandard units are excluded.



Shimberg Center for Housing Studies

2025 Annual Report

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INTRODUCTION

Home and apartment production are on the rise in Florida. Nearly 140,000 single family homes were built per year in 2023 and 2024, with especially strong growth in Central and West Central Florida. Multifamily production reached a 20-year high in 2024, with 77,000 units built.

After sharp increases in the early 2020s, home prices and rents stabilized and even fell slightly in the past two years. Nevertheless, housing costs remain above pre-2020 levels.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. The report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households. Additional data on housing supply and needs at the city, county, and state level can be found in the Florida Housing Data Clearinghouse.

The report also summarizes the Shimberg Center's 2025 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY AND PRODUCTION

Florida's single family inventory exceeded 6 million homes in 2025. Seventy percent of these homes are homesteaded, indicating that they serve as the owner's primary residence.

Multifamily rental developments provide over 1.8 million units. Three-quarters are located in developments with 10 or more units. The rest are located in 2-9 unit properties, mostly duplexes.

The state has 1.6 million condominium units. Only 37 percent are homesteaded, indicating that most condominiums are second homes, vacation units, or rentals. Half of the state's condominiums are located in the three Southeast Florida counties (Miami-Dade, Broward, and Palm Beach).

Mobile homes on their own parcels make up almost 439,000 units, of which just over half are homesteaded. These are individually owned parcels that are distinct from the 291,000 lots in mobile home parks. While they make up a small share of the state's overall housing supply, mobile home parcels make up at least 20 percent of the housing inventory in rural counties, including 40-50 percent of residential parcels in Gilchrist, Glades, Levy, and Putnam Counties.

Table 1. Florida Housing Supply, 2025

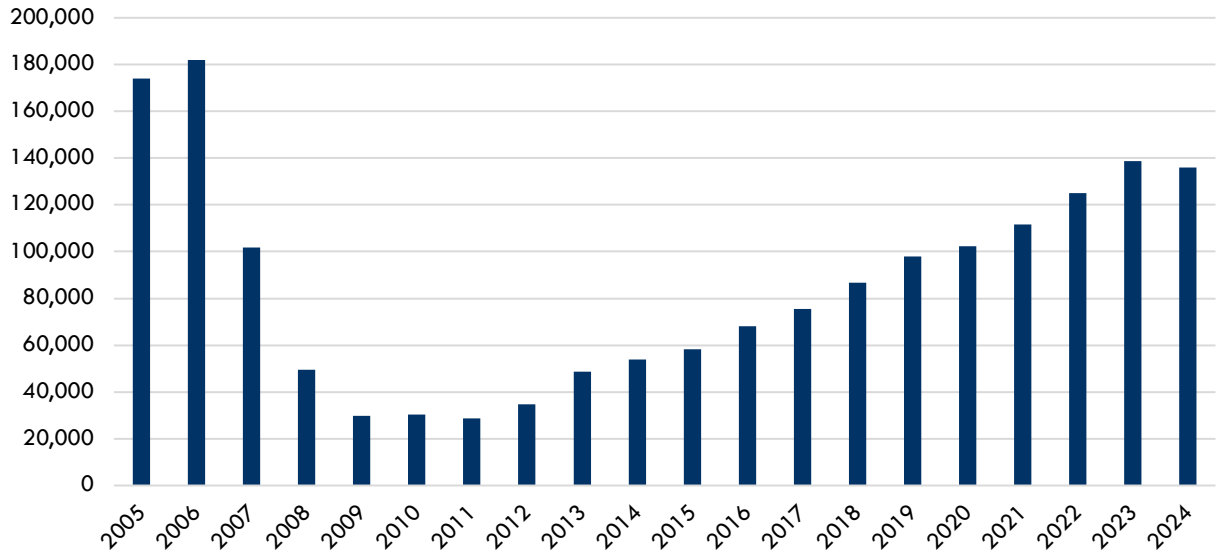
Single Family Homes	Multifamily 10+ Units	Multifamily 2-9 Units	Condominiums	Mobile Homes
• 6 million parcels • 70% homesteaded • Construction is increasing	• 1.4 million rental units in 16,000 properties • Construction is increasing	• 411,000 units in 158,000 properties • 21% homesteaded • Most were built before mid-1980s • Limited new construction	• 1.6 million parcels • 37% homesteaded • Half in Miami-Dade/ Broward/Palm Beach • 1970s-1980s era most common • Limited new construction	• 439,000 parcels • 52% homesteaded • Make up 20-50% of housing stock in rural counties • 1970s-1990s era most common

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

Single family home production increased throughout the 2010s and early 2020s. Florida produced 136,032 single family homes in 2024, the last full year for which statistics are available. If current levels of production continue, Florida will add 1.3 million single family homes in the 2020s.

Ten counties accounted for half of new single family construction in 2024. Lee County led the state with 10,378 new homes, followed by a group of counties stretching across Central and West Central Florida: Polk, Pasco, Manatee, Osceola, and Marion.

Figure 1. Single Family Homes by Year Built, Florida, 2005-2024



Source: Florida Department of Revenue, Name-Address-Legal File

Table 2. New Single Family Homes Built, Top Ten Counties, 2024

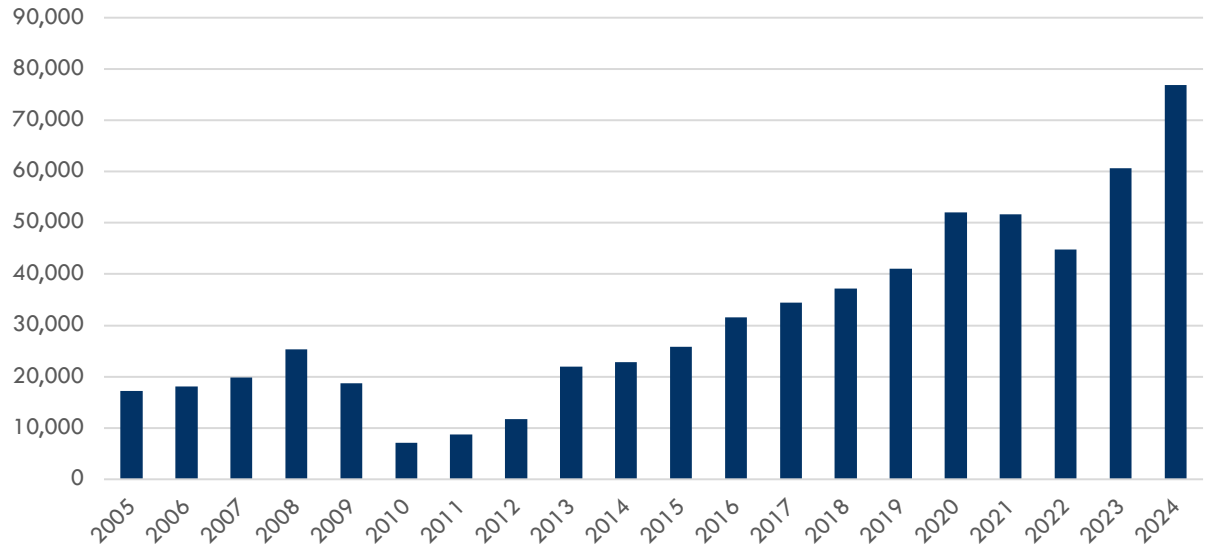
County	Single Family Homes Built
Lee County	10,378
Polk County	9,929
Pasco County	8,062
Manatee County	6,547
Osceola County	6,237
Marion County	6,216
Hillsborough County	5,796
St. Johns County	5,752
Duval County	5,600
Orange County	5,412

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

Multifamily production also increased substantially over the last decade and spiked in 2024. Last year, Florida added 439 10+ unit multifamily developments with 73,898 new apartments and 1,437 smaller multifamily developments with 3,026 apartments.

Multifamily development was concentrated in Florida's large urban centers and fast-growing Polk, Lee, and Brevard Counties.

Figure 2. Multifamily Units by Year Built, Florida, 2005-2024



Source: Florida Department of Revenue, Name-Address-Legal File. Unit totals may be undercounts due to missing or incomplete data from some counties.

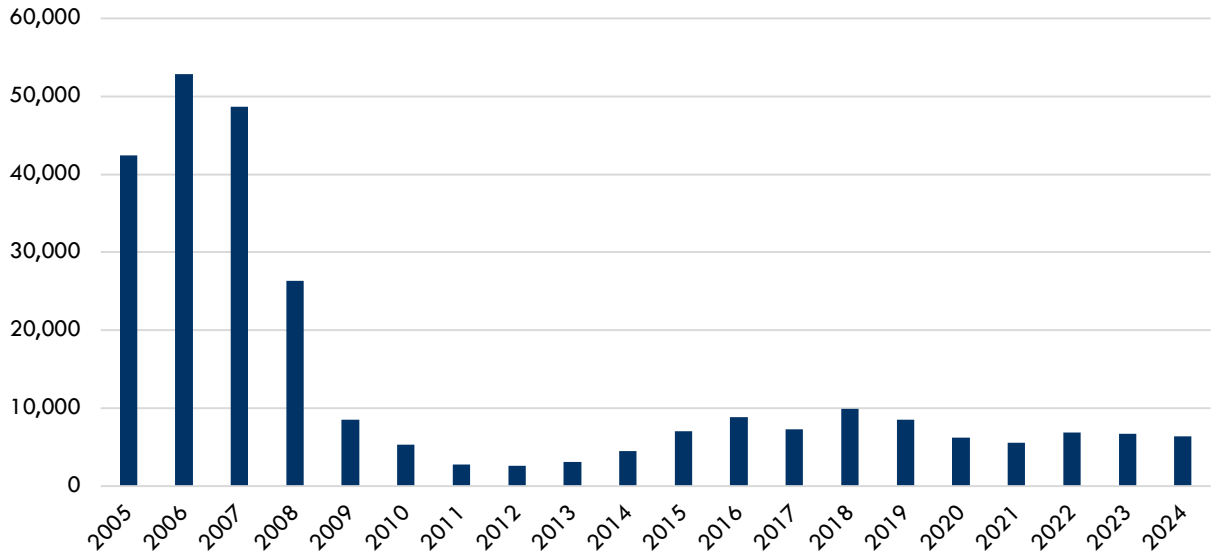
Table 3. New Multifamily Units Built, Top Ten Counties, 2024

County	Multifamily Units Built
Miami-Dade County	10,003
Hillsborough County	6,422
Duval County	5,646
Polk County	5,595
Broward County	5,546
Orange County	5,527
Lee County	5,213
Palm Beach County	3,743
Osceola County	2,859
Brevard County	2,677

Source: Florida Department of Revenue, Name-Address-Legal File.

In contrast, condominium gains continued to be modest. The state added 6,374 newly built condominiums in 2024. Almost half were built in Miami-Dade County, and most of the rest were located in Southwest Florida counties. This level of production was consistent with construction levels in recent years but far below the 2005-2007 peak, when the state was building 40,000-50,000 condominium units per year.

Figure 3. Condominiums by Year Built, Florida, 2005-2024



Source: Florida Department of Revenue, Name-Address-Legal File

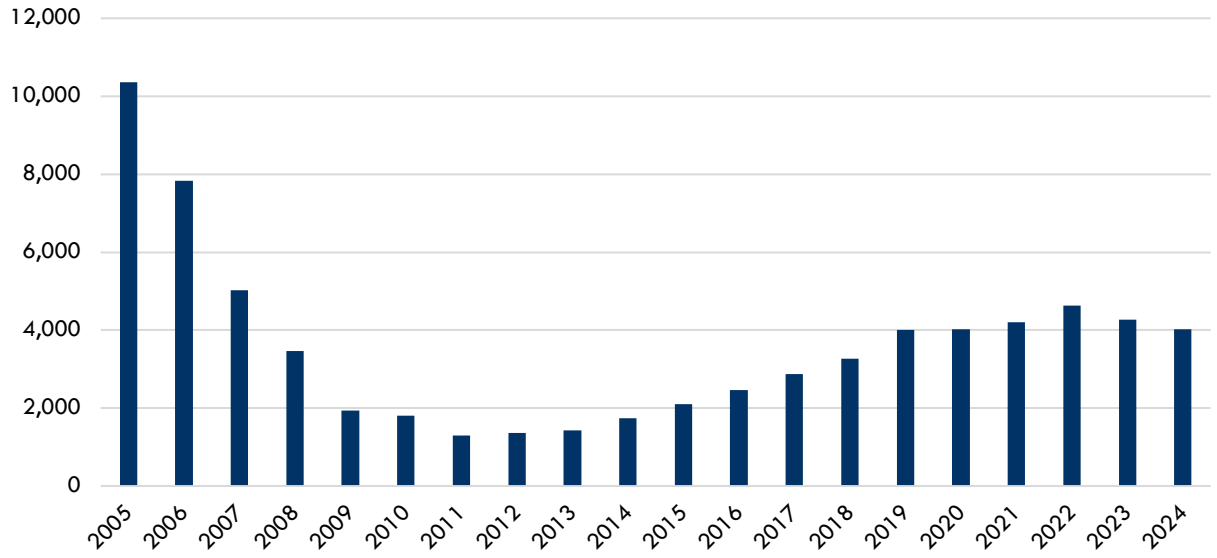
Table 4. New Condominium Units Built, Top Ten Counties, 2024

County	Condominium Units Built
Miami-Dade County	2,910
Collier County	889
Charlotte County	520
Sarasota County	478
Lee County	304
Brevard County	203
Broward County	192
Hillsborough County	161
Pinellas County	130
Palm Beach County	114

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile home production has remained steady in the past several years. The state added 4,021 mobile homes on individual parcels in 2024. Lee, Marion, and Putnam Counties led the state in new mobile homes.

Figure 4. Mobile Homes by Year Added, Florida, 2005-2024



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Table 5. New Mobile Homes Added, Top Ten Counties, 2024

County	Mobile Homes Built
Lee County	289
Marion County	210
Putnam County	198
Bay County	169
Levy County	166
Sarasota County	164
Charlotte County	155
Pasco County	141
Suwannee County	137
Polk County	135

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

ASSISTED HOUSING INVENTORY

Assisted housing helps close the affordable housing gap for Florida's renters. Assisted housing refers to rental housing developments that receive public subsidies in exchange for limits on tenant incomes and rents. Florida's assisted housing stock consists of 3,176 developments with 327,019 affordable rental homes. Of these, 2,936 developments with 300,589 assisted units are in operation. An additional 240 properties with 26,430 assisted units are funded and in the development pipeline.

The assisted housing inventory is made up of public housing units and a much larger supply of privately owned rental developments funded by Florida Housing Finance Corporation (Florida Housing), U.S. Department of Housing and Urban Development's multifamily office (HUD), U.S. Department of Agriculture's Rural Development programs (USDA RD), and local housing finance authorities (LHFAs).

In 2024 and 2025, Florida added 162 assisted rental developments with 19,506 affordable units to the development pipeline. Table 6 shows the characteristics of new and forthcoming affordable housing developments.

Half of newly funded units are reserved for households at 60 percent of area median income (AMI), one-quarter target households up to 80 percent of AMI, and the rest are targeted below 50 percent of AMI. Twenty-nine percent of units are located in developments reserving some or all units for elders, homeless individuals and families, persons with disabilities, or farmworkers. Most units (77 percent) are one- or two-bedroom apartments.

Table 6. Characteristics of Assisted Housing Developments Funded 2024-2025, Florida

		Developments	Assisted Units	% of Units
Total Developments Funded 2024-2025		**162**	**19,506**	-
County Size	Large	102	14,299	73%
	Medium	47	4,625	24%
	Small	13	582	3%
Target Population	Family	64	8,498	44%
	Family;Link	35	5,219	27%
	Elderly	20	2,391	12%
	Elderly;Link	11	924	5%
	Elderly;Family;Link	7	585	3%
	Homeless	5	407	2%
	Family;Link;Persons with Disabilities	3	406	2%
	Homeless;Persons with Disabilities	6	262	1%
	Elderly;Persons with Disabilities	2	180	1%
	Family;Persons with Disabilities	2	171	1%
	Elderly;Family;Link;Persons with Disabilities	1	138	1%
	Persons with Disabilities	3	93	0%
	Family;Homeless;Persons with Disabilities	1	72	0%
	not avail.	2	160	1%
Bedroom Count (Total Units)	0 BR	-	739	4%
	1 BR	-	9,261	44%
	2 BR	-	6,879	33%
	3 BR	-	1,954	9%
	4 or more BR	-	271	1%
	Not avail.	-	1,825	9%
Income & Rent Limits	<=35% AMI	-	2,243	11%
	40-50% AMI	-	2,077	11%
	55-60% AMI	-	10,358	53%
	65-80% AMI	-	4,828	25%

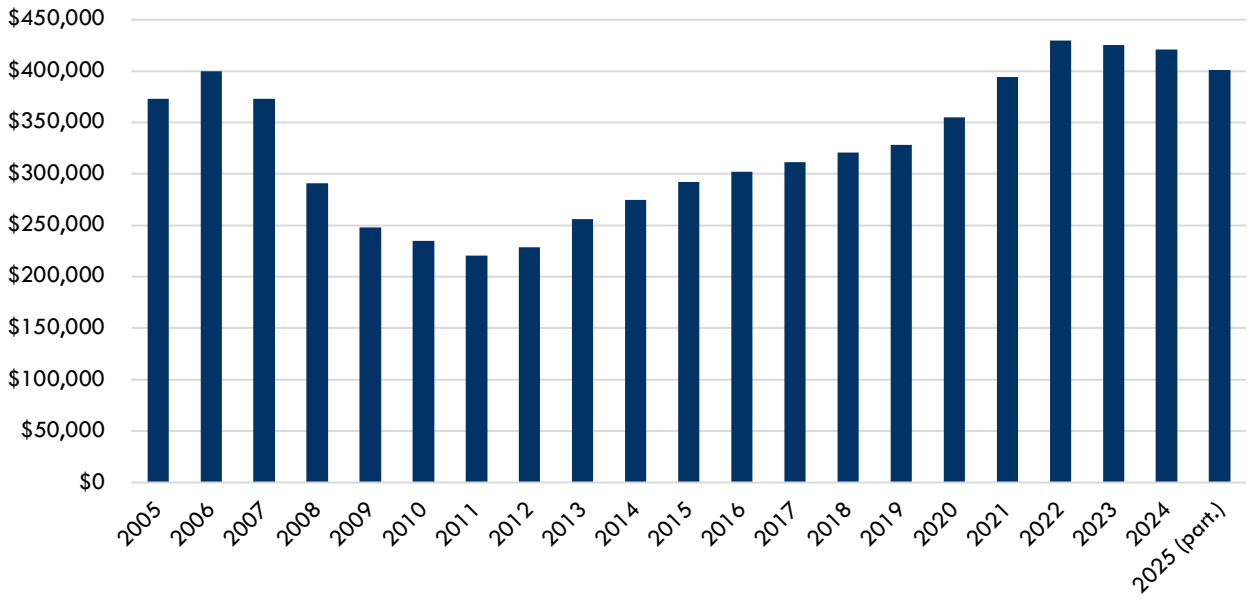
Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Bedroom counts refer to all units in the development, including management and market-rate units. Percentages may not total exactly 100% due to rounding.

HOME SALES

The statewide median single family home price was $401,000 in the first half of 2025. Home prices rose sharply between 2020 and 2022, with the median price rising from $355,000 to $429,000 2025 dollars). Prices have since stabilized and even fallen slightly, but they remain well above pre-2020 levels.

Median home prices in the first half of 2025 ranged from the upper $100,000s in rural North Florida counties to well over $500,000 in coastal counties with strong luxury and second home markets.

Figure 5. Median Single Family Home Price, Florida, 2015-2025 (Inflation-adjusted; 2025 $)



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2025 dollars using the Consumer Price Index.

Figure 6. Florida Counties by Median Single Family Home Price, Q1-2 2025

$150,000-199,999

Calhoun
Holmes
Jackson
Liberty
Madison
Taylor

$200,000-249,999

Dixie
Gadsden
Hamilton
Putnam
Washington

$250,000-299,999

Baker
Bradford
Citrus
Columbia
DeSoto
Escambia
Glades
Hardee
Hendry
Highlands
Lafayette
Levy
Marion
Okeechobee
Suwannee
Union

$300,000-349,999

Alachua
Charlotte
Clay
Duval
Gilchrist
Hernando
Jefferson
Leon
Pasco
Polk
Volusia
Wakulla

$350,000-399,999

Bay
Brevard
Flagler
Indian River
Lake
Lee
Okaloosa
Santa Rosa
St. Lucie
Sumter

$400,000-499,999

Gulf
Hillsborough
Manatee
Orange
Osceola
Pinellas
Sarasota
Seminole

$500,000-749,999

Broward
Franklin
Martin
Miami-Dade
Nassau
Palm Beach
St. Johns

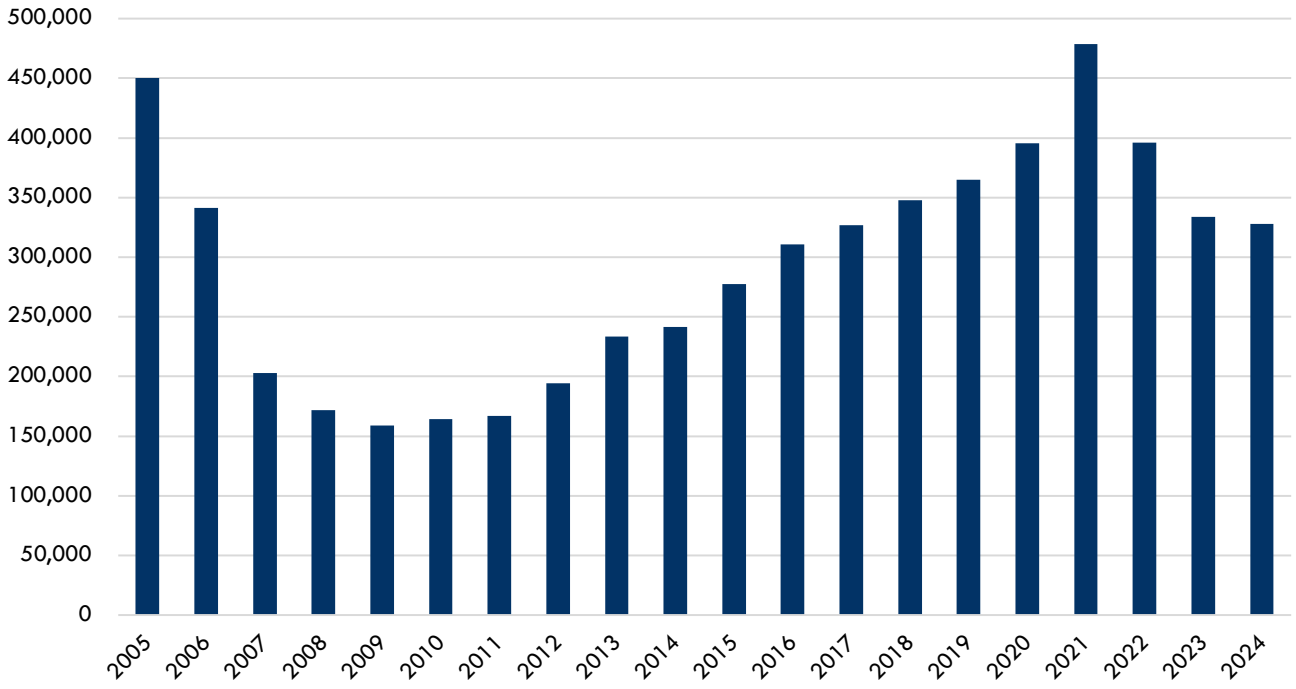
$750,000-1,000,000+

Collier
Monroe
Walton

Source: Florida Department of Revenue, Sales Data File

Statewide, there were 327,764 single family sales in 2024. Single family sales volume remains below 2021 peak activity levels. Home sales volume was highest in large metropolitan areas and fast-growing Lee and Polk Counties.

Figure 7. Number of Single Family Home Sales, Florida, 2005-2024



Source: Florida Department of Revenue, Sales Data File

Table 7. Number of Single Family Home Sales, Top Ten Counties, 2024

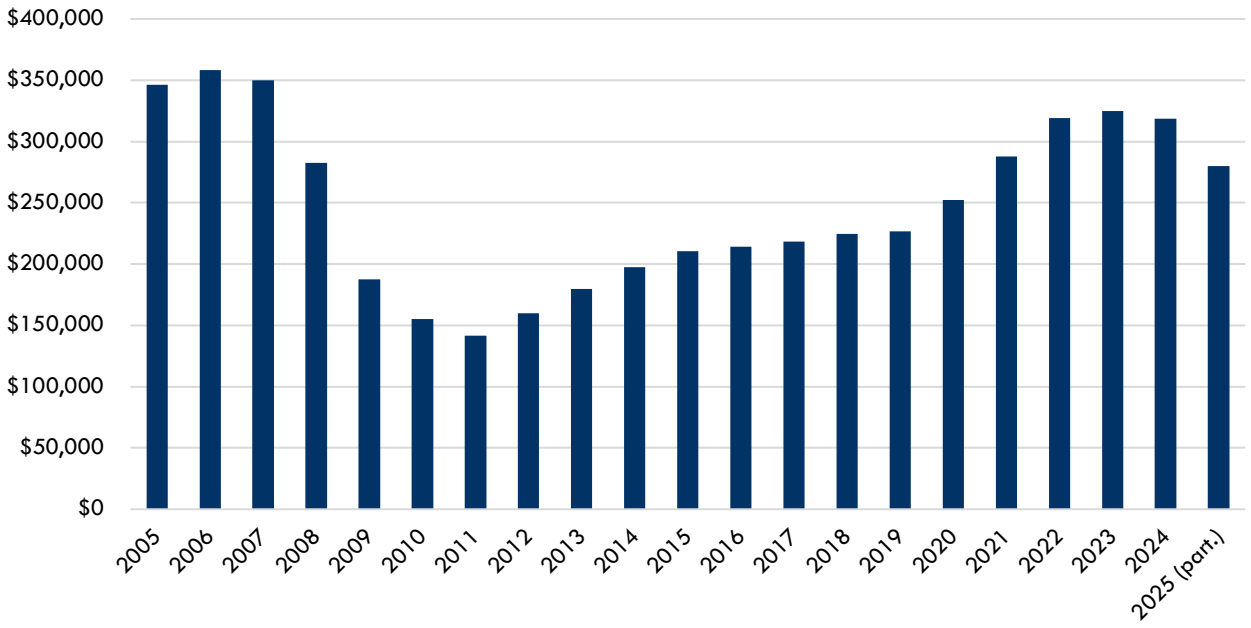
County	Single Family Sales
Hillsborough County	19,772
Lee County	18,112
Polk County	17,144
Broward County	16,812
Orange County	16,277
Pasco County	15,555
Duval County	15,472
Palm Beach County	14,144
Miami-Dade County	12,383
Brevard County	11,567

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

Condominium sale prices also have declined but remain above pre-2020 levels, adjusted for inflation. The statewide median condominium price in the first half of 2025 was $280,000. Median prices were far higher in smaller coastal counties with active luxury vacation and second home markets, including Monroe ($820,000), Gulf ($710,000), and Nassau ($586,500).

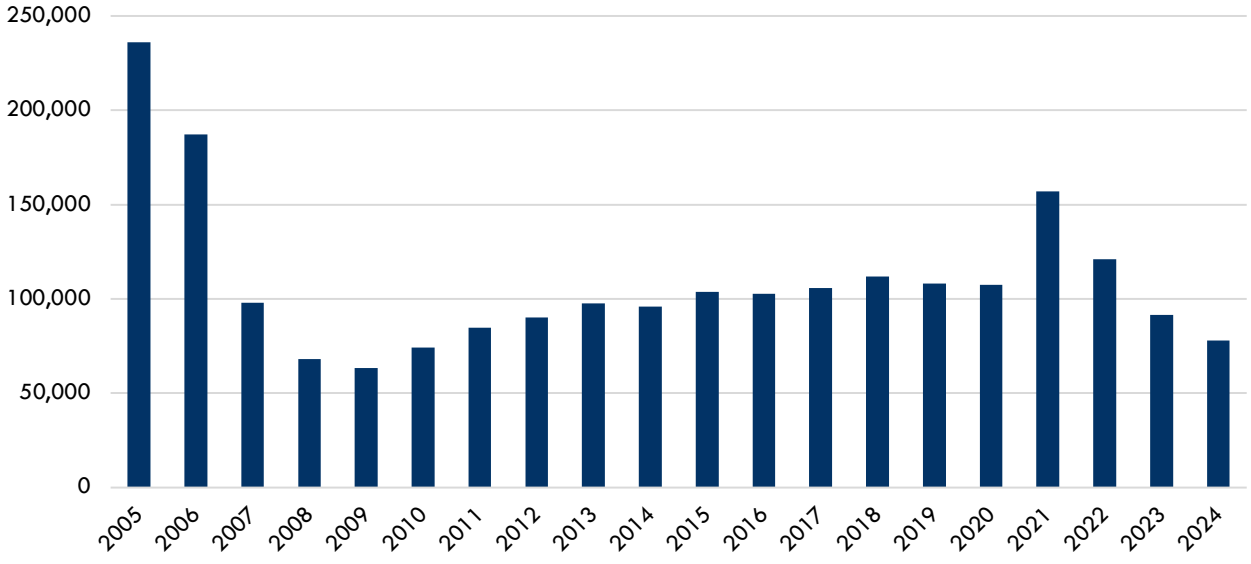
Sales volume has fallen since a spike in 2021. Statewide, there were 77,803 condominium sales in 2024, a slight drop from the pre-2021 norm and a significant decline from the 2021 peak.

Figure 8. Median Condominium Sale Price, Florida, 2015-2025 (Inflation-adjusted; 2025 $)



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2025 dollars using the Consumer Price Index to adjust for inflation.

Figure 9. Number of Condominium Sales, Florida, 2005-2024



Source: Florida Department of Revenue, Sales Data File

Condominium sales were concentrated in larger coastal counties and Orange County. Nearly half of 2024 sales took place in the three Southeast Florida counties: Miami-Dade (17,470), Broward (11,258), and Palm Beach (8,710). Sales softened even in these markets; the number of sales in the three Southeast counties fell by nearly 15 percent between 2023 and 2024.

Table 8. Number of Condominium Sales, Top Ten Counties, 2024

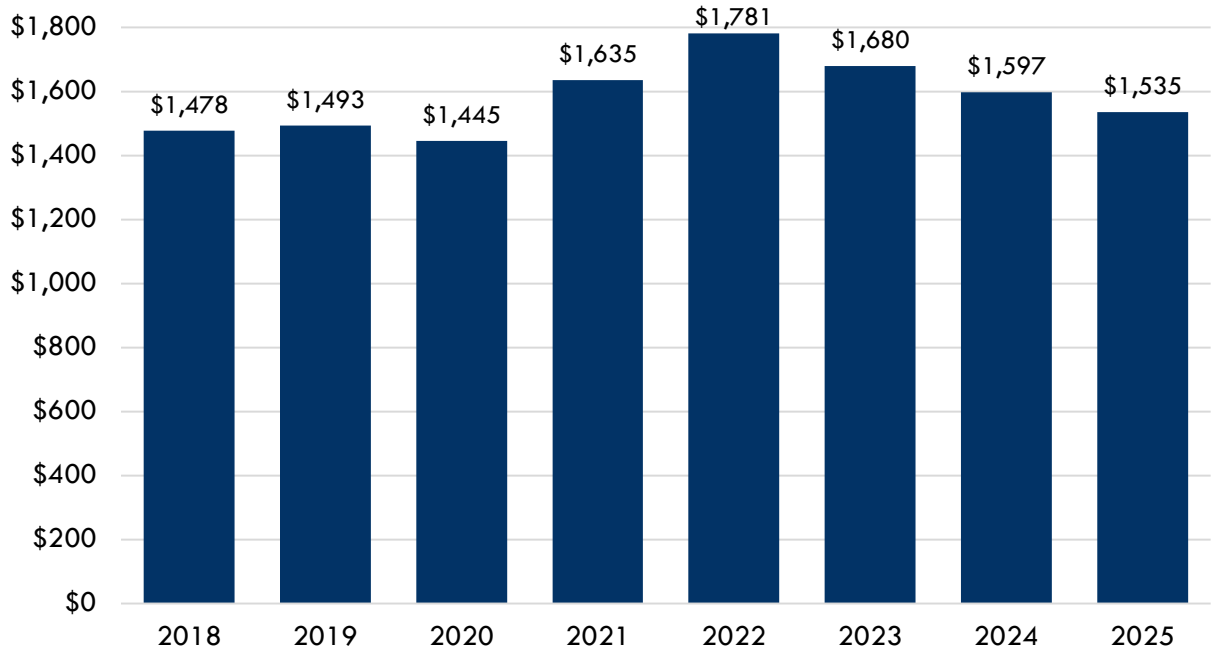
County	Condominium Sales
Miami-Dade County	17,470
Broward County	11,258
Palm Beach County	8,710
Pinellas County	5,098
Collier County	4,537
Lee County	3,965
Sarasota County	3,020
Orange County	2,893
Hillsborough County	2,102
Manatee County	1,826

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

Apartment rents in Florida followed the same trajectory as sales prices: sharp increases in 2021-2022 followed by slight declines from 2023 to the present. Adjusted for inflation, median rents increased by 23 percent between 2020 and 2022 and fell 13 percent between 2022 and 2025.

Figure 10. Median Apartment Rent, Florida, 2018-2025 (Inflation-adjusted; 2025 $)



Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities. All rent figures refer to July estimates for a given year. Median rents converted to 2025 dollars using the Consumer Price Index.

Apartment List provides median rent estimates for 26 of Florida's 67 counties. Southeast and Southwest Florida counties topped the list for highest rents in July 2025.

Table 9. Median Rent, Top Five Counties, July 2025

County	Median Rent
Palm Beach County	$1,842
Miami-Dade County	$1,833
Broward County	$1,785
Collier County	$1,631
Martin County	$1,616

Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The study focuses on renters who are low-income (with incomes below 60 percent of AMI) and cost burdened (paying more than 40 percent of income for housing). The figures below provide minor updates to the 2025 study.

Using the most recent data, we estimate that 901,693 of Florida's low-income renters are cost-burdened. Sixty-four percent live in large counties (population 825,000 or more); 33 percent in medium-sized counties (population 100,001-824,999); and three percent in small counties (population 100,000 or less).

Table 10. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County in Florida, 2025 Year-End Estimates

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	297,918	84,776	28%	9%
Duval	179,558	55,048	31%	6%
Hillsborough	236,841	76,223	32%	8%
Lee	98,737	28,427	29%	3%
Miami-Dade	489,041	141,210	29%	16%
Orange	247,577	64,077	26%	7%
Palm Beach	203,746	59,604	29%	7%
Pinellas	149,327	43,225	29%	5%
Polk	96,190	24,388	25%	3%
Large Total	**1,998,935**	**576,978**	**29%**	**64%**
Medium				
Alachua	43,492	17,214	40%	2%
Bay	25,128	6,438	26%	1%
Brevard	73,994	22,443	30%	2%
Charlotte	19,212	4,588	24%	1%
Citrus	13,520	4,029	30%	0%
Clay	22,509	5,371	24%	1%
Collier	44,272	13,965	32%	2%
Escambia	47,230	12,135	26%	1%
Flagler	13,114	4,329	33%	0%
Hernando	17,933	4,900	27%	1%
Highlands	11,102	3,504	32%	0%
Indian River	18,600	4,678	25%	1%
Lake	47,765	14,499	30%	2%
Leon	46,985	15,613	33%	2%
Manatee	56,325	16,653	30%	2%
Marion	43,838	12,145	28%	1%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Martin	16,482	3,852	23%	0%
Nassau	8,039	2,357	29%	0%
Okaloosa	30,780	9,333	30%	1%
Osceola	59,935	20,423	34%	2%
Pasco	68,954	22,255	32%	2%
Santa Rosa	18,158	3,461	19%	0%
Sarasota	52,520	16,316	31%	2%
Seminole	68,119	13,738	20%	2%
St. Johns	26,246	5,862	22%	1%
St. Lucie	39,227	14,111	36%	2%
Sumter	9,001	1,866	21%	0%
Volusia	69,666	22,437	32%	2%
Medium Total	**1,012,146**	**298,515**	**29%**	**33%**
Small				
Baker	2,159	633	29%	0.07%
Bradford	2,437	713	29%	0.08%
Calhoun	1,047	224	21%	0.02%
Columbia	7,766	2,272	29%	0.25%
DeSoto	3,409	1,076	32%	0.12%
Dixie	1,272	372	29%	0.04%
Franklin	1,209	259	21%	0.03%
Gadsden	4,632	993	21%	0.11%
Gilchrist	1,120	328	29%	0.04%
Glades	906	344	38%	0.04%
Gulf	1,329	285	21%	0.03%
Hamilton	1,309	325	25%	0.04%
Hardee	2,542	802	32%	0.09%
Hendry	4,680	1,778	38%	0.20%
Holmes	1,794	390	22%	0.04%
Jackson	4,725	1,013	21%	0.11%
Jefferson	1,358	291	21%	0.03%
Lafayette	624	155	25%	0.02%
Levy	3,887	1,137	29%	0.13%
Liberty	593	127	21%	0.01%
Madison	1,853	461	25%	0.05%
Monroe	14,314	4,133	29%	0.46%
Okeechobee	4,035	1,533	38%	0.17%
Putnam	7,532	1,682	22%	0.19%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Suwannee	4,389	1,091	25%	0.12%
Taylor	2,002	498	25%	0.06%
Union	1,346	394	29%	0.04%
Wakulla	2,578	553	21%	0.06%
Walton	8,579	1,866	22%	0.21%
Washington	2,168	472	22%	0.05%
Small Total	**97,594**	**26,200**	**27%**	**2.91%**
State Total	**3,108,675**	**901,693**	**29%**	**100%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2024 American Community Survey; University of Florida Bureau of Economic and Business Research, 2025 Population Estimates. Student-headed, non-family households are excluded.

Elderly Households

Nearly 343,000 of Florida's low-income, cost burdened renter households are headed by someone age 55 or older, including nearly 100,000 households age 75+.

Table 11. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by Age of Householder and Region, Florida, 2025

Planning and Service Area	Age of Householder				Total	% Age 55 or Older
	15-54	55-74	75-84	85 or Older		
1) Escambia, Okaloosa, Santa Rosa	16,457	6,988	1,083	(X)	25,032	34%
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	20,930	5,419	2,092	(X)	28,636	27%
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	38,329	16,167	5,543	2,171	62,210	38%
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	61,793	25,274	6,105	4,574	97,746	37%
5) Pasco, Pinellas	38,413	19,745	3,589	3,778	65,525	41%
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	79,080	30,130	7,831	2,460	119,501	34%
7) Brevard, Orange, Osceola, Seminole	81,704	27,843	8,647	2,293	120,487	32%
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	38,867	18,635	8,046	5,147	70,695	45%
9) Indian River, Martin, Palm Beach, St. Lucie	48,374	23,577	6,356	3,877	82,184	41%
10) Broward	52,955	22,965	5,859	2,997	84,776	38%
11) Miami, Monroe	82,276	46,220	12,767	4,080	145,343	43%
State Total	**559,178**	**242,963**	**67,918**	**32,076**	**902,135**	**38%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2024 American Community Survey; University of Florida Bureau of Economic and Business Research, 2025 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas. Student-headed, non-family households are excluded. Totals may differ slightly from Table 10 due to rounding. (X) indicates value that is not statistically significant.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low-income renter households include at least one person with a disability—an estimated 266,274 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 35,592 of the cost burdened renter households include children with disabilities, including 13,896 that have at least one adult and one child with a disability.

Table 12. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2025

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	75,225
Householder Age 55 or Older, Adult(s) with a Disability in the Household	155,457
Child(ren) with a Disability in the Household	21,696
Child(ren) and Adult(s) with Disabilities in the Household	13,896
Total	**266,274**

Source: Shimberg Center analysis of U.S. Census Bureau, 2024 American Community Survey; University of Florida Bureau of Economic and Business Research, 2025 Population Projections. Student-headed, non-family households are excluded.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

> *An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)*

Combining several data sources, we estimate that 95,291 households meet this definition; these are primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2025

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income (<=60% AMI), cost burdened (>40%) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	86,257	U.S. Census Bureau, 2024 American Community Survey Public Use Microdata Sample; University of Florida Bureau of Economic and Business Research, Population Estimates and Projections
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,968	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2023-6/30/2024. Based on 12,543 individuals receiving shelter and 2021-2022 estimated average household size of 1.8 persons (total recipients divided by adult recipients).
Youth aging out of foster care	Estimate based on unduplicated count of young adults receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,066	Florida Department of Children and Families
Total			**95,291**

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them.

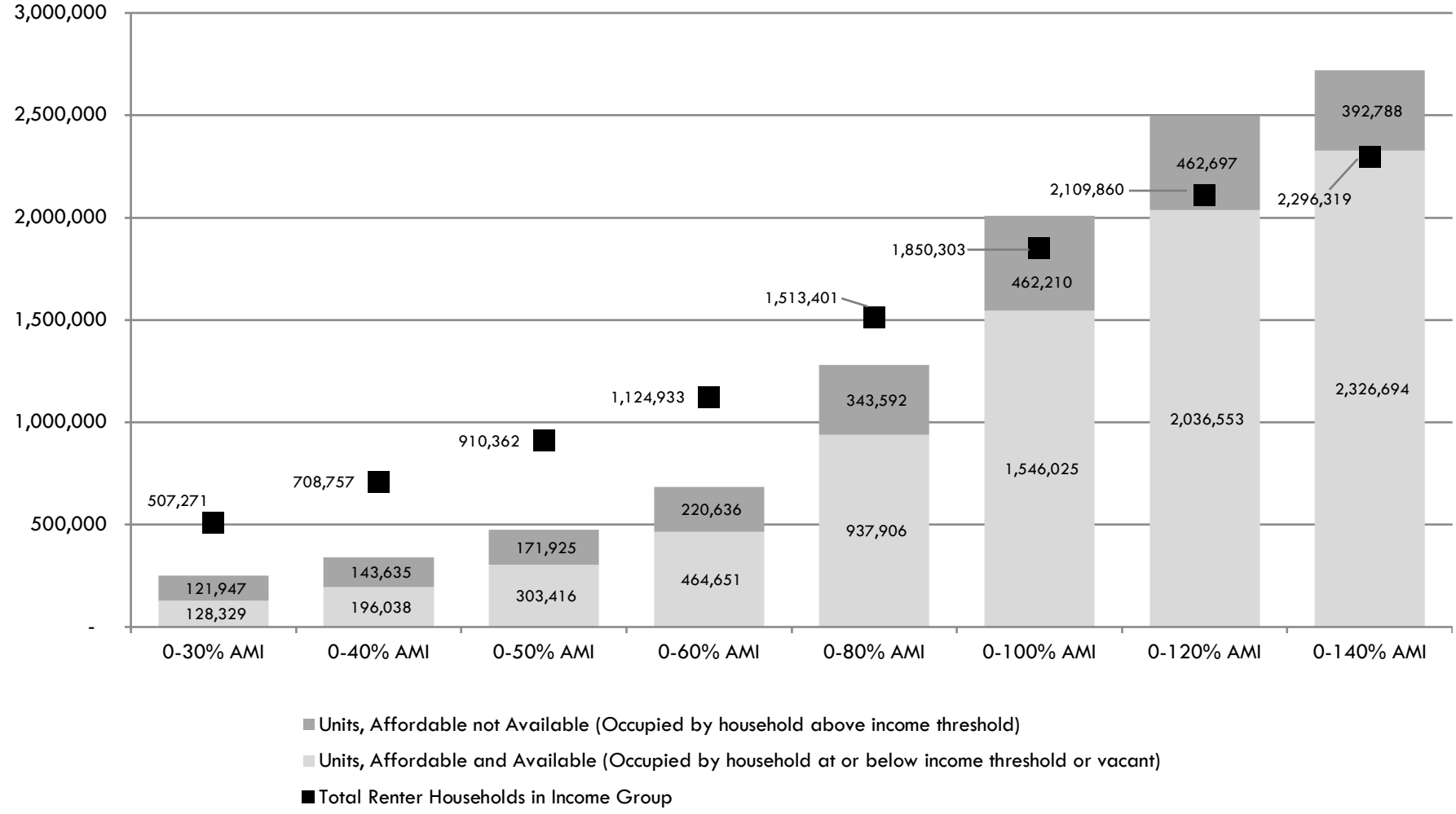
An "affordable" unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.[1] Many "affordable" units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts. Specifically, an "affordable/available" unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

This analysis compares the statewide affordable/available housing supply to renter households with incomes up to thresholds ranging from 30-140 percent of AMI. Each category is inclusive of those that come before it. For example, the 0-50 percent of AMI category includes all of the households and units in the 0-30 and 0-40 percent of AMI categories.

Figure 11 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group, adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

[1] For more information about the affordable/available method and affordability thresholds, see the *2025 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://www.shimberg.ufl.edu/publications/2025_rental_market_study.pdf.

Figure 11. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2024



Source: Shimberg Center tabulation of U.S. Census Bureau, 2024 American Community Survey. Student-headed, non-family households and substandard units are excluded.

Figure 11 shows that for the 0-30 through 0-80 percent of AMI levels, there are more renter households than affordable units, whether available or not. At 0-100 and 0-120 percent of AMI, there are sufficient affordable units, but some of those units are occupied by households above the income threshold, leaving a deficit of affordable and available units. At 0-140 percent of AMI, there is a small surplus of affordable/available units.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 and 0-140 percent of AMI income levels. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level.

SHIMBERG CENTER ACTIVITIES

Supporting Preservation and Expansion of Affordable Supply

As noted above, the Center completed the ninth triennial statewide Rental Market Study on behalf of Florida Housing Finance Corporation. The study assesses the state's affordable rental housing needs across counties and among key populations including elders, persons with disabilities, farmworkers and fishing workers, and homeless individuals and families. The market study assists Florida Housing in allocating funds for affordable multifamily housing development across geographic and demographic groups.

A follow-up study, the State of Florida's Assisted Rental Housing, offers an in-depth look at the state's inventory of subsidized rental housing, highlighting property and tenant characteristics and the role of assisted housing in closing the affordability gap for elders and extremely low-income households. The report documents the risk of affordable housing loss due to subsidy period expirations or aging facilities, and it suggests options for long-term preservation of affordability.

Florida Housing Data Clearinghouse

The Shimberg Center produces the Florida Housing Data Clearinghouse under contract with Florida Housing. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, ALICE budgets, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance, housing parcels by flood zone

The Center also provides county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the Shimberg Center's website.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, and our peers at University of Florida and other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

The Center is working with the University of Nebraska and Texas A&M Agrilife Extension to examine the disaster impact of windstorms on farms and agricultural areas and provide guidance to affected businesses and residents. In Florida, work has included surveying and interviewing farmers in the Suwanee Valley about

wind damage to homes and businesses from Hurricanes Idalia, Debby, and Helene. Separately, Shimberg Center researchers are studying residential property ownership changes following hurricanes, starting with the effects of Hurricane Michael on ownership patterns in Bay County.

The Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition continued a HUD-funded project to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Project objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. This year, the Shimberg Center interviewed renters affected by disasters and documented their experiences with CDBG-DR and other recovery programs.

The Center and Florida Sea Grant continued the "Connecting resilient communities and economies: Characterizing the link between water-dependent businesses and affordable housing" project. This research will lead to a better understanding of housing types for workers in water-dependent industries, housing and business needs of communities with water-dependent economies in Florida, and how changes in the availability and distribution of affordable workforce housing affect the recovery of water-dependent industries after disasters.

Technical Assistance, Presentations, and Publications

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2025 included providing updated demographic and housing data to advisors to local governments in areas damaged by Hurricane Ian in 2022; providing information on senior assisted housing to a coastal Area Agency on Aging to aid in disaster planning; advising academic, nonprofit, and government staff from Washington, Arkansas, and Tennessee on the collection of affordable housing data; and assisting local governments and nonprofits in Alachua, Pinellas, and Pasco Counties in identifying affordable housing indicators for local performance measure systems.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2025:

- Greater Gainesville Chamber of Commerce
- University of Florida Law School Panel on Condominium Law
- Palm Beach County Affordable Housing Collaborative
- Florida Supportive Housing Coalition Elder Homelessness Summit, Tampa
- University of Florida Design, Construction and Planning Industry Innovation Summit
- East Orlando Chamber of Commerce
- Florida Statewide Council on Homelessness
- Florida Department of Emergency Management, State Disaster Housing Task Force
- Natural Hazards Workshop, Colorado
- Florida Housing Coalition Annual Conference, Orlando
- University of Florida Research Seminar Series on Geospatial Data, Research, and Impact
- Florida Housing Coalition, Housing Support for Rural Communities Workshop, Gainesville
- The Community Foundation of Northeast Florida Donors Forum, Jacksonville
- Children's Trust of Alachua County
- Florida Senate Community Affairs Committee

Shimberg Center faculty and staff also co-authored the following peer-reviewed articles published in 2025:

- Guo, Z., Wang, Y., & Watson, M. (2025). Assessing catchment vulnerability of community-based small businesses to coastal hazards: spatial and sectoral disparities. Natural Hazards Review, 26(1), 04024058.
- Watson, M., Deshpande, N., & Lasch, C. (2025). Disaster vulnerability of the construction industry: comparing impacts of hurricanes and the COVID-19 pandemic on Florida construction companies. Construction Management and Economics, 43(5), 323-339.

Teaching and Graduate Education

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- Construction Finance 5905: graduate course introducing students to financial management principles and analysis

The Shimberg Center provides professional and academic experience by employing master's and PhD students from the College of Design, Construction, and Planning as research assistants. The Center also organizes the Florida Housing Research group, a statewide network of university-based housing researchers with participants from UF, USF, FIU, University of Miami, UNF, and UCF.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2025

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	65,206	72%	7,230	23%	5,718	62%	1,612	5%	5,126	387	27,279
Baker	5,107	75%	0	0%	2,478	67%	57	0%	141	5	195
Bay	65,005	59%	19,934	9%	8,661	48%	2,105	17%	5,821	144	14,292
Bradford	6,027	73%	28	50%	2,716	64%	27	22%	58	14	(X)
Brevard	211,450	71%	36,099	37%	11,319	54%	3,026	22%	8,047	302	31,861
Broward	390,765	77%	253,223	42%	4,138	46%	16,457	15%	48,839	1,668	133,259
Calhoun	2,625	70%	0	0%	1,170	67%	12	17%	31	1	(X)
Charlotte	89,394	64%	15,515	33%	5,141	42%	1,703	14%	3,621	89	3,786
Citrus	61,052	73%	1,627	36%	15,776	56%	578	10%	1,634	44	1,403
Clay	68,893	75%	2,252	40%	9,600	63%	290	8%	1,011	59	7,766
Collier	111,156	65%	100,863	32%	3,509	35%	1,969	15%	6,119	131	14,805
Columbia	13,860	71%	48	42%	7,953	65%	233	6%	(X)	39	(X)
DeSoto	6,163	66%	605	45%	2,718	48%	263	11%	776	36	1,127
Dixie	2,804	61%	159	10%	3,698	63%	5	20%	(X)	1	(X)
Duval	293,241	66%	27,415	39%	9,330	47%	5,181	14%	15,669	744	111,984
Escambia	106,379	65%	8,802	18%	4,876	44%	4,507	30%	10,667	221	20,480
Flagler	52,521	74%	4,433	39%	1,725	64%	1,617	13%	(X)	21	515
Franklin	6,998	39%	464	10%	1,332	52%	7	0%	(X)	1	(X)
Gadsden	11,463	66%	0	0%	3,766	57%	163	26%	345	20	310
Gilchrist	3,066	77%	0	0%	3,010	68%	26	38%	66	2	61
Glades	1,993	59%	255	27%	2,252	50%	147	38%	325	3	70
Gulf	7,519	43%	288	2%	1,719	48%	21	10%	61	5	239
Hamilton	2,025	63%	0	0%	1,547	70%	160	62%	(X)	9	(X)
Hardee	4,417	67%	0	0%	1,717	45%	193	28%	511	19	774
Hendry	8,543	65%	329	20%	4,586	54%	360	28%	909	17	447
Hernando	71,144	71%	635	49%	12,089	57%	492	7%	1,258	72	5,196

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Highlands	35,371	65%	1,344	36%	5,404	42%	852	10%	2,124	59	1,672
Hillsborough	388,547	74%	40,366	41%	13,541	55%	4,645	8%	12,873	917	142,646
Holmes	3,509	69%	0	0%	1,426	59%	17	29%	40	7	(X)
Indian River	59,374	73%	15,156	39%	1,088	44%	750	10%	2,073	56	4,122
Jackson	10,427	67%	0	0%	3,170	66%	57	11%	232	62	(X)
Jefferson	2,944	71%	0	0%	1,325	64%	51	25%	188	19	247
Lafayette	1,051	69%	0	0%	860	61%	8	13%	(X)	1	(X)
Lake	132,100	73%	3,590	50%	16,387	59%	1,354	9%	3,540	182	16,996
Lee	268,403	64%	84,841	35%	14,641	37%	11,237	19%	25,261	294	33,432
Leon	74,582	71%	4,889	17%	6,754	54%	2,329	7%	6,565	381	35,735
Levy	8,364	73%	238	11%	9,806	63%	67	9%	207	12	423
Liberty	1,415	64%	0	0%	833	45%	57	70%	116	5	(X)
Madison	3,287	61%	0	0%	1,792	67%	166	54%	393	10	395
Manatee	129,715	69%	35,512	40%	4,887	37%	4,443	18%	10,035	225	25,550
Marion	136,987	69%	2,519	39%	24,536	53%	3,754	38%	9,300	124	11,226
Martin	51,035	77%	15,007	45%	2,933	52%	1,076	13%	2,631	71	6,245
Miami-Dade	384,583	77%	387,203	37%	304	17%	31,577	25%	85,019	3,677	209,119
Monroe	29,919	42%	6,941	18%	4,655	24%	1,746	25%	4,492	49	3,322
Nassau	32,400	74%	4,104	24%	6,318	65%	366	27%	883	29	2,700
Okaloosa	71,659	65%	13,581	11%	3,378	48%	770	6%	(X)	194	(X)
Okeechobee	7,677	71%	235	24%	5,929	49%	340	30%	882	10	367
Orange	345,243	69%	52,503	26%	6,256	52%	4,070	12%	10,115	1,171	174,714
Osceola	136,357	59%	13,800	16%	5,432	54%	1,061	8%	2,733	958	30,775
Palm Beach	383,591	73%	185,932	41%	3,674	32%	10,205	16%	28,898	851	82,223
Pasco	198,708	72%	11,854	45%	29,480	51%	3,204	38%	(X)	251	21,206
Pinellas	253,203	75%	103,812	47%	17,031	46%	12,617	29%	32,637	881	73,864
Polk	229,673	65%	8,521	32%	31,757	50%	6,664	18%	17,207	331	34,258
Putnam	17,500	66%	197	29%	15,702	54%	151	15%	381	30	1,287

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Santa Rosa	68,312	73%	1,755	18%	6,638	49%	672	7%	1,746	64	3,624
Sarasota	165,595	67%	53,580	38%	11,663	39%	4,874	37%	11,293	207	21,507
Seminole	134,108	75%	15,078	36%	1,700	55%	1,156	12%	2,651	220	44,592
St. Johns	110,290	76%	14,587	36%	5,458	61%	1,638	43%	(X)	62	8,847
St. Lucie	126,677	75%	14,620	39%	4,557	51%	1,502	9%	3,426	89	6,714
Sumter	73,486	71%	514	62%	6,413	52%	120	8%	385	34	4,336
Suwannee	6,458	68%	0	0%	7,054	64%	57	2%	164	8	(X)
Taylor	5,238	60%	76	1%	3,170	56%	22	18%	68	11	344
Union	1,471	80%	18	11%	1,264	69%	1	0%	(X)	15	(X)
Volusia	191,778	71%	28,385	29%	7,373	57%	2,690	15%	7,387	323	28,765
Wakulla	10,055	73%	403	30%	3,407	61%	30	3%	(X)	5	176
Walton	39,786	44%	10,874	6%	5,571	43%	635	41%	1,494	44	1,953
Washington	5,414	66%	0	0%	2,745	56%	21	0%	(X)	0	0
Florida Total	**6,005,108**	**70%**	**1,612,239**	**37%**	**438,856**	**52%**	**158,263**	**21%**	**410,648**	**15,993**	**1,409,903**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Multifamily dwelling unit totals may be undercounts due to missing or incomplete data for some counties. County-level dwelling unit counts are suppressed (marked with 'X') in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2024

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	919	42	53	7	7
Baker	48	0	25	1	0
Bay	2,322	0	169	36	11
Bradford	66	0	30	1	0
Brevard	4,382	203	62	8	12
Broward	1,198	192	7	29	31
Calhoun	6	0	8	0	0
Charlotte	4,678	520	155	104	1
Citrus	1,538	4	134	13	0
Clay	1,780	0	114	0	2
Collier	3,490	889	35	14	5
Columbia	95	0	83	5	0
DeSoto	70	0	21	0	3
Dixie	20	0	41	0	0
Duval	5,600	31	50	55	25
Escambia	1,610	3	61	14	9
Flagler	2,163	24	18	111	1
Franklin	163	15	20	0	0
Gadsden	66	0	32	0	1
Gilchrist	112	0	45	0	0
Glades	74	0	29	0	0
Gulf	323	0	30	0	0
Hamilton	17	0	22	0	0
Hardee	66	0	24	2	0
Hendry	611	12	48	3	0
Hernando	1,734	0	96	1	5
Highlands	662	0	24	23	1
Hillsborough	5,796	161	61	11	27
Holmes	24	0	36	0	0
Indian River	1,083	32	5	7	3
Jackson	65	0	31	1	0
Jefferson	46	0	23	1	0
Lafayette	11	0	14	0	0
Lake	4,656	27	97	13	6
Lee	10,378	304	289	502	17
Leon	650	30	36	7	9
Levy	196	0	166	0	0
Liberty	6	0	12	0	0
Madison	37	0	34	2	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	6,547	34	11	7	23
Marion	6,216	7	210	37	6
Martin	581	0	11	6	1
Miami-Dade	1,240	2,910	0	116	58
Monroe	299	0	13	3	3
Nassau	967	18	62	2	2
Okaloosa	1,169	71	53	12	6
Okeechobee	115	0	66	4	0
Orange	5,412	1	25	8	25
Osceola	6,237	40	24	4	18
Palm Beach	3,405	114	19	11	22
Pasco	8,062	0	141	3	14
Pinellas	775	130	31	141	12
Polk	9,929	10	135	43	24
Putnam	187	0	198	0	0
Santa Rosa	1,922	0	102	12	2
Sarasota	5,306	478	164	31	15
Seminole	967	0	6	2	8
St. Johns	5,752	6	37	10	3
St. Lucie	4,966	0	25	2	2
Sumter	3,012	0	25	1	7
Suwannee	83	0	137	1	0
Taylor	25	0	26	0	0
Union	25	0	22	0	0
Volusia	3,688	2	36	8	7
Wakulla	498	64	18	0	0
Walton	1,692	0	131	2	5
Washington	194	0	53	0	0
Florida Total	**136,032**	**6,374**	**4,021**	**1,437**	**439**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2024. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2025 $) BY COUNTY, 2024

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	3,147	$271,237	$354,458	$454,426	467	$135,619	$182,880	$235,278	139	$123,290	$199,113	$276,888
Baker	139	$255,826	$303,087	$410,966	0	n.a	n.a	n.a	38	$159,249	$214,730	$287,573
Bay	4,282	$292,813	$380,143	$515,351	1,127	$297,950	$405,829	$559,941	259	$107,879	$167,469	$226,031
Bradford	180	$167,982	$246,580	$334,372	4	$177,794	$226,853	$255,107	79	$133,564	$189,969	$236,305
Brevard	11,567	$308,224	$380,143	$500,351	1,768	$175,688	$256,854	$425,093	568	$128,427	$169,523	$205,483
Broward	16,812	$450,008	$590,763	$801,949	11,258	$174,661	$246,580	$362,164	254	$162,845	$220,894	$282,539
Calhoun	55	$145,893	$205,483	$306,170	0	n.a	n.a	n.a	15	$63,700	$110,961	$164,386
Charlotte	6,134	$310,279	$374,339	$497,166	832	$184,935	$261,991	$382,198	238	$123,290	$166,441	$220,894
Citrus	3,407	$241,442	$292,813	$400,692	117	$143,838	$190,072	$297,950	663	$102,741	$154,112	$220,791
Clay	3,804	$292,813	$356,513	$431,514	114	$154,112	$200,346	$236,305	380	$118,923	$191,356	$256,854
Collier	6,063	$557,886	$755,150	$1,232,898	4,537	$344,184	$488,022	$842,480	104	$201,373	$251,717	$328,773
Columbia	454	$209,593	$292,813	$390,418	4	$182,366	$194,695	$199,575	217	$123,290	$184,935	$246,580
DeSoto	233	$233,223	$288,704	$405,829	26	$179,798	$195,209	$205,483	76	$126,886	$179,798	$233,737
Dixie	78	$128,427	$236,305	$297,950	9	$190,072	$261,991	$292,813	118	$80,138	$133,564	$188,017
Duval	15,472	$242,470	$325,177	$429,459	1,315	$159,249	$214,010	$297,950	246	$92,467	$163,821	$227,059
Escambia	4,857	$231,168	$297,950	$385,281	361	$179,798	$395,555	$693,505	102	$61,645	$118,153	$173,119
Flagler	3,740	$317,471	$372,952	$477,748	253	$256,854	$395,555	$580,489	89	$136,132	$215,757	$287,573
Franklin	277	$308,224	$493,159	$904,125	45	$236,203	$277,299	$371,205	33	$133,564	$172,092	$224,490
Gadsden	262	$154,112	$251,460	$344,184	0	n.a	n.a	n.a	45	$61,645	$129,454	$163,975
Gilchrist	151	$217,812	$282,539	$348,294	0	n.a	n.a	n.a	73	$136,132	$183,907	$256,854
Glades	80	$247,556	$307,351	$418,672	8	$61,645	$77,056	$148,975	79	$101,714	$143,735	$190,072
Gulf	385	$369,869	$472,611	$654,463	10	$370,897	$529,119	$767,920	39	$97,604	$173,633	$245,552
Hamilton	54	$133,564	$215,757	$315,416	0	n.a	n.a	n.a	35	$92,467	$142,811	$226,031
Hardee	154	$186,989	$256,854	$328,773	0	n.a	n.a	n.a	60	$82,193	$154,318	$201,065

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hendry	622	$277,402	$312,231	$349,218	22	$190,072	$200,346	$226,031	80	$154,112	$214,730	$264,046
Hernando	4,384	$277,402	$333,910	$395,452	41	$128,427	$153,085	$195,209	595	$132,023	$174,661	$234,251
Highlands	1,735	$214,730	$267,025	$344,184	104	$137,622	$159,763	$197,829	243	$77,056	$108,906	$154,112
Hillsborough	19,772	$338,174	$416,000	$564,616	2,102	$181,339	$245,552	$423,809	292	$179,798	$254,285	$328,773
Holmes	83	$118,153	$164,386	$255,826	0	n.a	n.a	n.a	33	$66,782	$92,467	$173,633
Indian River	3,363	$333,910	$436,651	$628,881	899	$173,633	$272,265	$539,393	31	$108,906	$173,530	$229,113
Jackson	275	$133,564	$190,072	$291,786	0	n.a	n.a	n.a	55	$92,467	$140,756	$195,209
Jefferson	104	$184,935	$282,539	$410,915	0	n.a	n.a	n.a	19	$89,899	$177,743	$246,580
Lafayette	21	$220,894	$307,197	$416,103	0	n.a	n.a	n.a	11	$73,974	$92,467	$170,551
Lake	7,851	$336,992	$410,966	$541,448	221	$130,482	$200,346	$287,676	669	$143,838	$195,106	$242,470
Lee	18,112	$339,047	$409,938	$594,532	3,965	$231,168	$328,773	$462,337	627	$122,262	$166,441	$230,141
Leon	2,918	$231,168	$328,773	$452,062	313	$133,564	$177,743	$236,203	133	$66,782	$118,153	$178,770
Levy	397	$215,757	$297,950	$368,842	12	$125,858	$221,408	$369,869	367	$97,604	$164,386	$226,031
Liberty	18	$94,830	$187,503	$268,155	0	n.a	n.a	n.a	11	$18,493	$41,097	$110,961
Madison	95	$133,564	$223,976	$333,910	0	n.a	n.a	n.a	30	$87,330	$150,003	$184,935
Manatee	10,650	$389,390	$483,347	$672,032	1,826	$215,757	$308,224	$462,337	200	$112,502	$154,061	$210,620
Marion	10,863	$246,580	$297,950	$362,164	161	$118,153	$138,701	$169,523	922	$84,762	$143,273	$202,914
Martin	2,652	$423,809	$584,085	$855,323	807	$195,209	$256,854	$369,561	136	$169,523	$220,894	$258,395
Miami-Dade	12,383	$539,393	$667,820	$940,084	17,470	$318,499	$457,200	$698,642	0	n.a	n.a	n.a
Monroe	1,104	$770,561	$1,181,527	$2,003,459	335	$544,530	$748,985	$1,232,898	129	$359,595	$482,885	$693,505
Nassau	2,071	$400,692	$493,159	$693,505	237	$405,829	$667,820	$991,455	183	$174,661	$232,196	$292,813
Okaloosa	3,747	$297,848	$359,287	$481,858	646	$313,361	$523,982	$806,521	67	$130,995	$184,935	$246,580
Okeechobee	333	$235,278	$297,950	$377,575	12	$130,995	$145,379	$150,259	276	$107,879	$166,801	$236,305
Orange	16,277	$380,143	$482,988	$645,400	2,893	$161,200	$205,483	$282,539	216	$133,564	$170,551	$236,305
Osceola	10,559	$358,568	$410,966	$508,570	829	$215,757	$272,265	$349,321	240	$172,092	$246,580	$314,903
Palm Beach	14,144	$534,256	$719,190	$1,191,750	8,710	$184,935	$282,539	$452,062	127	$154,112	$198,291	$278,429
Pasco	15,555	$297,950	$380,143	$493,159	780	$103,101	$154,112	$195,106	1,305	$94,522	$143,838	$205,483

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	9,880	$359,595	$477,440	$670,131	5,098	$179,798	$261,991	$454,117	791	$118,050	$154,112	$194,181
Polk	17,144	$290,912	$333,910	$389,082	539	$131,406	$163,873	$215,757	1,324	$113,016	$164,386	$226,031
Putnam	608	$157,965	$236,305	$333,910	8	$261,991	$290,245	$351,890	514	$87,330	$152,057	$205,483
St. Johns	4,213	$293,738	$361,136	$457,200	82	$318,499	$431,000	$785,972	159	$95,036	$148,975	$190,072
St. Lucie	9,992	$385,281	$513,707	$744,876	3,020	$287,676	$375,006	$734,602	474	$138,701	$174,661	$220,894
Santa Rosa	5,862	$359,081	$441,788	$565,078	779	$159,249	$195,209	$243,497	47	$157,194	$210,106	$303,087
Sarasota	9,074	$400,692	$523,982	$719,190	723	$261,991	$353,431	$539,393	194	$174,661	$241,442	$297,950
Seminole	8,666	$364,732	$431,514	$523,982	754	$190,072	$282,539	$474,666	158	$169,523	$222,178	$267,128
Sumter	6,417	$327,745	$409,938	$529,119	30	$174,661	$236,305	$252,230	212	$78,597	$137,417	$192,640
Suwannee	183	$164,386	$245,449	$336,992	0	n.a	n.a	n.a	225	$128,427	$184,935	$256,340
Taylor	157	$133,564	$192,127	$287,676	4	$195,209	$220,894	$226,031	61	$97,604	$128,427	$179,798
Union	32	$217,812	$331,341	$374,493	0	n.a	n.a	n.a	20	$55,172	$120,721	$180,311
Volusia	9,836	$308,224	$377,061	$470,556	1,490	$179,798	$323,636	$518,844	232	$143,838	$204,969	$262,504
Wakulla	663	$221,202	$299,902	$389,287	28	$185,448	$238,874	$318,499	102	$92,467	$143,838	$198,291
Walton	2,885	$399,664	$677,066	$1,412,695	608	$483,912	$694,532	$1,130,156	159	$118,153	$178,770	$236,305
Washington	276	$192,846	$228,600	$278,429	0	n.a	n.a	n.a	76	$122,005	$154,112	$225,980
Florida Total	**327,764**	**$323,944**	**$421,137**	**$603,092**	**77,083**	**$207,024**	**$318,499**	**$523,114**	**15,694**	**$113,016**	**$169,523**	**$232,196**

Source: Florida Department of Revenue, Sales Data File. Based on property sales that took place in 2024, the most recent full year with data available. Arms-length sales only. Prices adjusted to 2025 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), MODIFIED METROPOLITAN STATISTICAL AREAS & HUD METRO FAIR MARKET RENT AREAS, 2024

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households							
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-100% AMI	0-120% AMI	0-140% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-8,081	-14,214	-15,925	-17,553	-11,849	-2,463	3,447	5,068
Crestview-Fort Walton Beach-Destin, FL HMFA	Okaloosa	-2,428	-4,229	-5,388	-6,619	-3,311	-338	1,234	1,253
Deltona-Daytona Beach-Ormond Beach, FL HMFA	Volusia	-7,461	-12,274	-13,944	-14,112	-10,448	-1,113	3,123	4,197
Fort Lauderdale, FL HMFA	Broward	-36,856	-48,010	-60,370	-73,809	-85,135	-58,002	-26,355	-9,114
Gainesville, FL HMFA (minus Gilchrist)	Alachua	-10,076	-12,760	-12,230	-9,060	-3,264	-227	364	383
Homosassa Springs, FL MSA	Citrus	-1,279	-1,338	-2,045	-1,681	-671	162	162	215
Jacksonville, FL HMFA/Baker County, FL HMFA (plus Putnam)	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-30,200	-42,962	-43,062	-38,663	-8,949	9,575	15,361	15,519
Lakeland-Winter Haven, FL MSA	Polk	-10,622	-11,966	-14,213	-14,833	-11,366	-3,787	4,824	7,330
Miami-Miami Beach-Kendall, FL HMFA (plus Monroe)	Miami-Dade, Monroe	-59,974	-84,093	-99,751	-126,876	-146,211	-130,604	-86,349	-49,971
Naples-Immokalee-Marco Island, FL MSA	Collier	-5,003	-6,944	-9,161	-7,843	-7,698	-2,701	380	904
North Port-Sarasota-Bradenton, FL MSA	Manatee, Sarasota	-14,151	-17,860	-21,375	-20,380	-17,577	-6,373	-931	487
Northeast Nonmetropolitan Area (plus Gilchrist and Levy)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-4,139	-4,900	-3,002	-3,142	-1,424	920	888	599
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, Wakulla, and Walton)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-3,621	-2,853	-1,323	-1,103	-1,546	-1,220	927	1,707
Ocala, FL MSA	Marion	-4,217	-6,986	-8,032	-8,152	-7,050	-528	2,919	3,727
Orlando-Kissimmee-Sanford, FL MSA	Lake, Orange, Osceola, Seminole	-54,617	-75,088	-92,455	-101,214	-100,061	-53,792	-1,945	13,848
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-6,972	-9,151	-12,675	-12,648	-9,291	341	4,252	5,633
Palm Coast, FL HMFA	Flagler	-1,883	-2,389	-2,436	-2,500	-1,085	770	1,020	1,212
Panama City-Lynn Haven, FL MSA	Bay	-3,357	-4,131	-5,431	-5,295	-932	113	2,425	2,711
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-7,601	-8,727	-9,852	-9,180	-5,731	869	2,259	2,802
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,858	-8,995	-10,371	-11,066	-9,709	-5,065	-1,651	-609

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households							
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-100% AMI	0-120% AMI	0-140% AMI
Punta Gorda, FL MSA	Charlotte	-1,573	-2,362	-2,521	-2,620	-2,964	-1,659	-1,067	-82
Sebastian-Vero Beach, FL MSA	Indian River	-1,589	-2,134	-2,084	-2,039	-1,680	-1,147	-822	-814
South Nonmetropolitan Area (minus Monroe, plus Highlands)	DeSoto, Glades, Hardee, Hendry, Highlands, Okeechobee	-4,022	-4,980	-5,380	-5,287	-3,723	-3,029	-2,127	-1,884
Tallahassee, FL HMFA (minus Gadsden and Jefferson)	Leon	-7,625	-10,165	-9,794	-8,446	397	3,852	4,751	5,179
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-59,184	-78,826	-98,945	-107,080	-79,003	-21,889	6,538	18,140
The Villages, FL MSA	Sumter	-565	-787	-875	-1,009	-1,052	940	1,956	1,988
West Palm Beach-Boca Raton, FL HMFA	Palm Beach	-23,988	-33,595	-44,306	-48,072	-44,162	-27,883	-8,890	-53
State of Florida Total		**-378,942**	**-512,719**	**-606,946**	**-660,282**	**-575,495**	**-304,278**	**-73,307**	**30,375**

Source: Shimberg Center analysis of U.S. Census Bureau, 2024 American Community Survey. County groupings are based on HUD Metro Fair Market Rent Areas (HMFAs), modified to accommodate availability of county-level data in the American Community Survey Public Use Microdata Areas (PUMAs). See https://www.huduser.gov/portal/datasets/il/il24/area-definitions-FY24.pdf for HUD area definitions. In cases where cross-county PUMA boundaries do not allow separation, counties are shifted to another HMFA or non-metropolitan grouping, as noted in the first column. Jacksonville and Baker County HMFAs are combined for the same reason.

Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units. Student-headed, non-family households and substandard units are excluded.

File Attachments for Item:

13. Alliance for Scholars – Year 5 – Impact & Insights (Bonnie Wagner)

Item:

Alliance for Scholars – Year 5 – Impact & Insights (Bonnie Wagner)

Requested Action:

The Board is asked to receive this report.

Background:

The Children's Trust of Alachua County began funding Alliance for Scholars in summer 2022. Since then, the program has expanded its reach, and the number of children served each year. In summer 2026, 110 scholars were served, the highest to date.

Alliance for Scholars implements a nationally recognized, research-based summer literacy and enrichment program designed to strengthen K-12 students' reading skills while building confidence, civic awareness, and social-emotional competencies. Nearly all youth served came from low-income households, with family incomes below 300% of the federal poverty level, and 77% received free or reduced-price lunch.

During summer 2026, each site operated for six weeks, providing daily literacy and enrichment activities, field trips, and weekly parent workshops. Youth attended an average of 24.6 of the 29 program days offered, reflecting an 85% attendance rate.

The program uses the Qualitative Reading Inventory (QRI) to measure growth in reading skills, including word recognition, oral reading fluency, retelling, and comprehension. Pre- and post-assessments showed 98% of scholars maintained or improved their reading skills. Parent survey results reinforced these findings, with families reporting improvements in their children's reading abilities (91%), enthusiasm for reading (89%), and preparation for school (100%).

Beyond academic gains, parents reported positive social-emotional outcomes for their children, including increased confidence (100%), improved self-efficacy (100%), stronger social skills (98%), and ability to resolve conflicts (97%).

Family engagement is key aspect of the program. Nearly all youth had at least one parent actively involved through weekly workshops, chaperoning field trips, participating in read-alouds, enrichment activities, or other volunteer roles. Parents surveyed also said they benefited from the program by gaining a better understanding of how to support their child and indicated they plan to become more engaged in their child's schoolwork.

Attachments:

Board Presentation – Alliance for Scholars – Impact & Insights on 11-09-2026

Strategic Plan Connection:

This program supports:

Goal 2: All Children and Youth Learn what they Need to be Successful

Focus Area 2: Literacy and Academic Success

Fiscal Impact:

FY2026 – Fiscal Allocation, Expenditures, and Fund Utilization

Program	Allocation	Expenditures	Utilization
Alliance for Scholars - Gainesville	$150,568.48	$149,115.47	99.0%
Alliance for Scholars - Hawthorne	$84,000.00	$82,692.56	98.4%
Program Total	$234,568.48	$231,808.03	98.8%

Recommendation:

Receive the information.

CHILDREN'S TRUST
OF ALACHUA COUNTY

Alliance for Scholars
Impact and Insights– Year 5

November 9, 2023

CHILDREN'S TRUST OF ALACHUA COUNTY

ALLIANCE FOR SCHOLARS

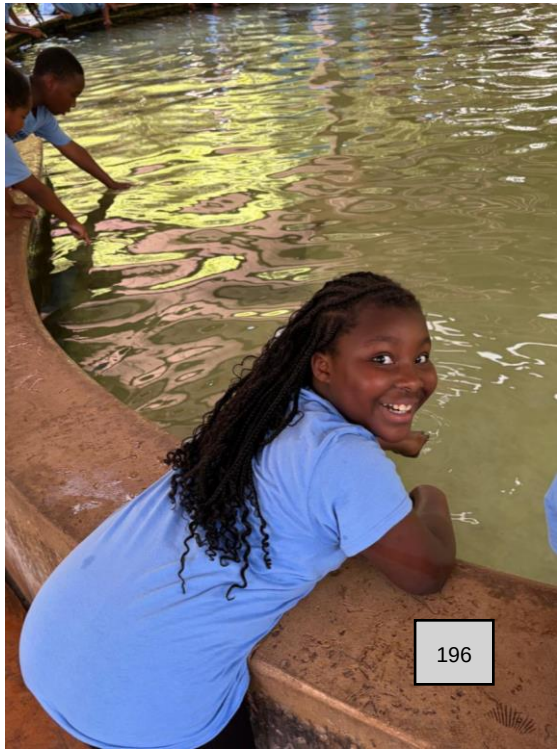
Alliance for Scholars program uses a research-based summer literacy and enrichment initiative designed to help K–12 scholars strengthen reading skills, build confidence, and engage in social action through five essential components:

- Integrated Reading Curriculum
- Servant Leadership Development
- Family & Community Engagement
- Civic Engagement & Social Action
- Nutrition, Health & Wellness





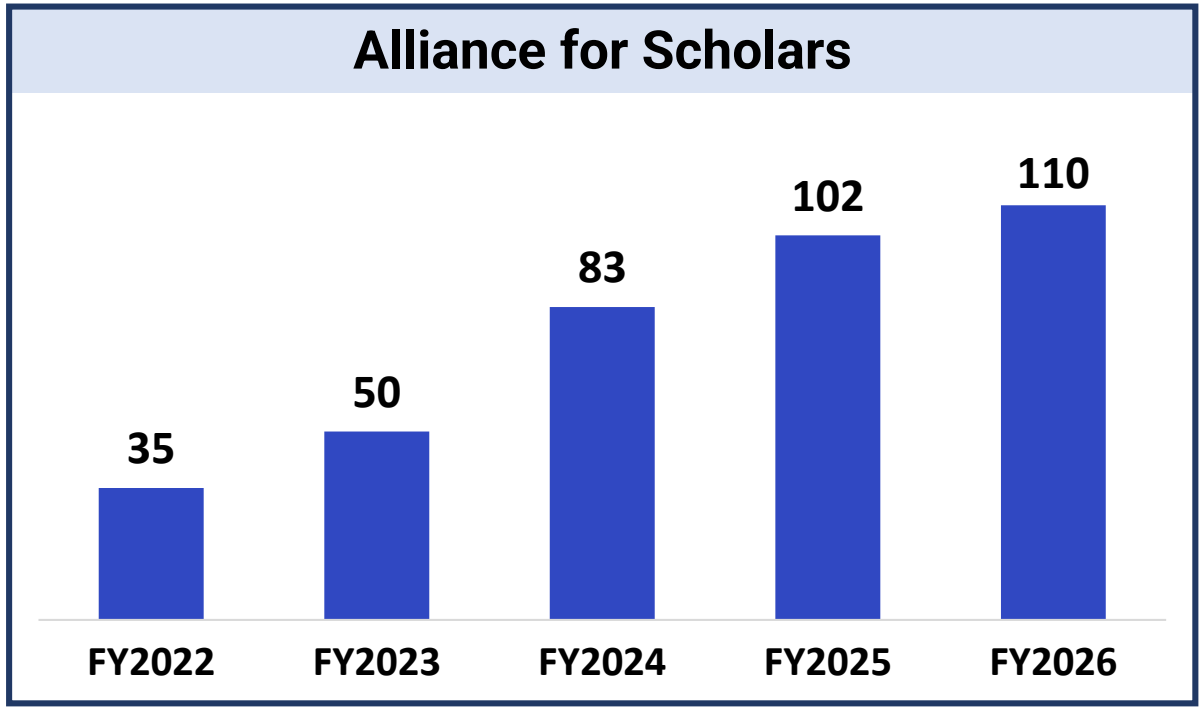




Youth Served



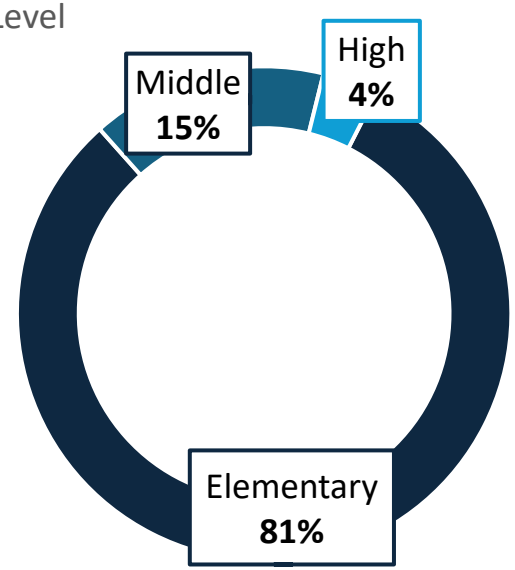
110 youth were served with funding from Children's Trust in summer 2026.



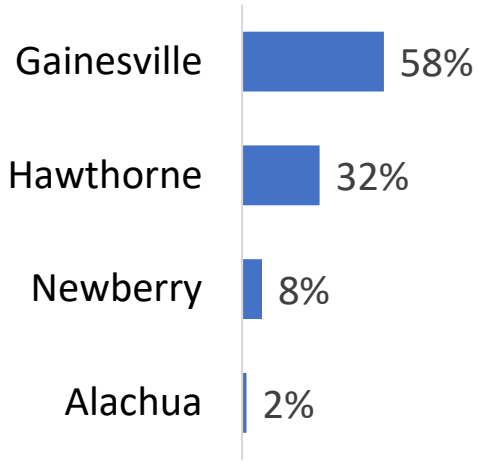
- Youth served has grown every year since 2022.
- Started in Gainesville; an additional site was added in Hawthorne in 2025.

Demographics of Youth Served

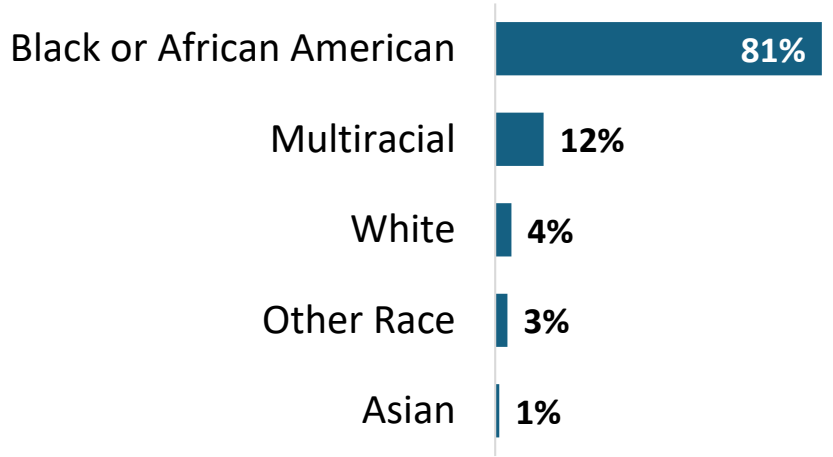
Grade Level



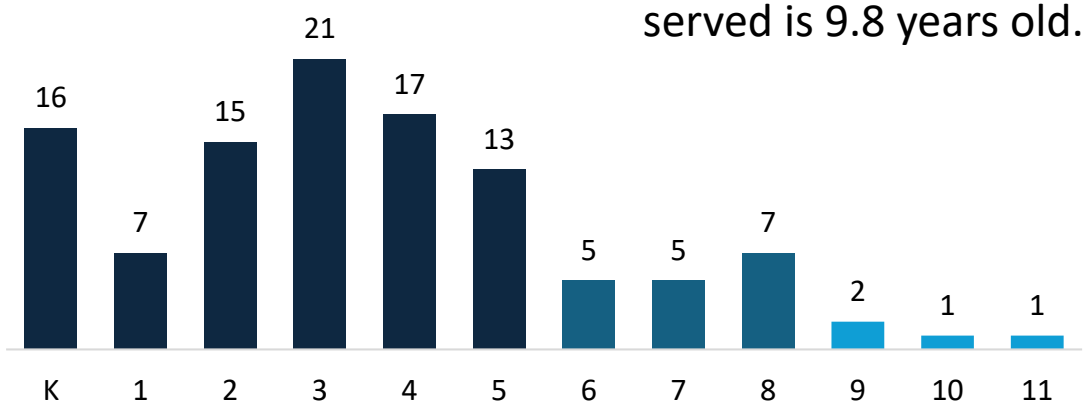
City of Residence



Race

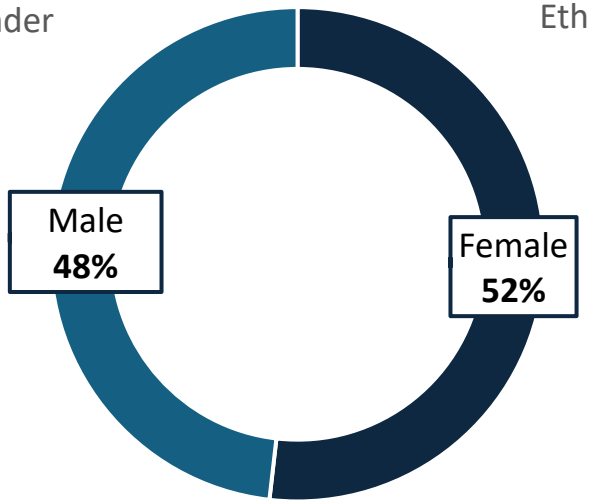


Grade in 2025-2026

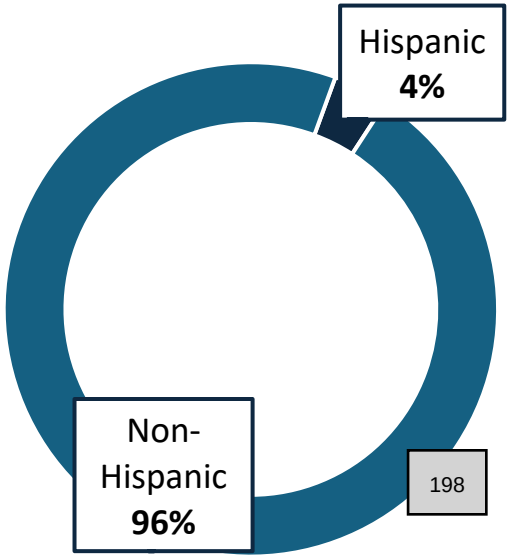


The average age of youth served is 9.8 years old.

Gender

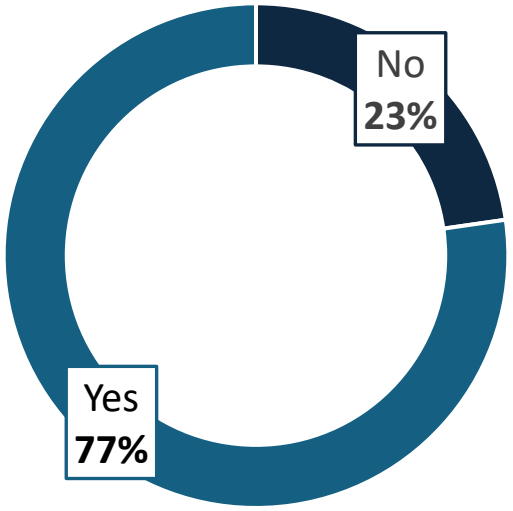


Ethnicity



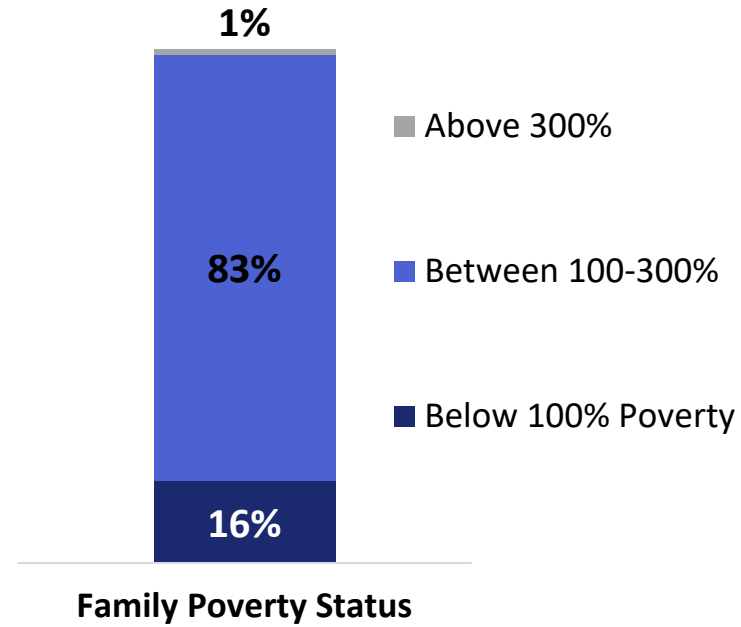
Programming is reaching children who face economic barriers to summer learning.

Children Receiving Free or Reduced School Lunch



77% of children receive the free and reduced cost school lunch program.

Average Household Size: **4.4**



99% of children were from families with incomes *less than* 300% of the federal poverty guidelines.

Average Annual Household Income: **$51,622**

2026 Federal Poverty Guidelines

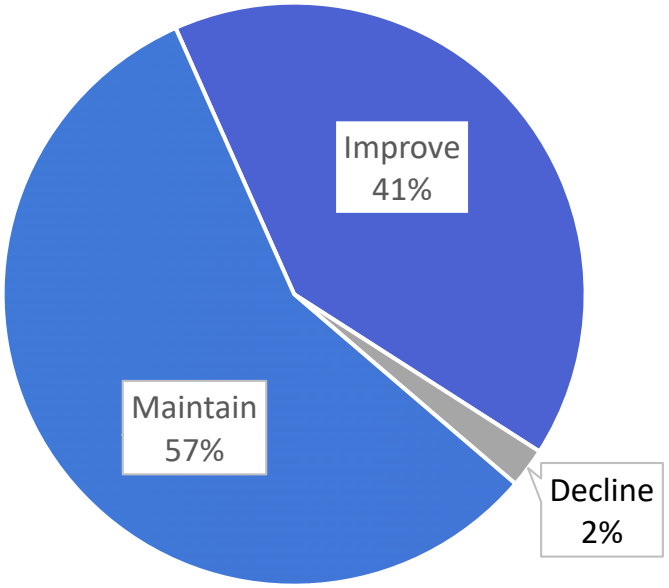
Household/ Family Size	100%	300%
2	$21,640	$64,920
3	$27,320	$81,960
4	$33,000	$99,000
5	$38,680	$116,040
6	$44,360	$133,080
7	$50,040	$150,120
8	$55,720	$167,160

HHS Poverty Guidelines for 2026

Assessments show children gain literacy skills and avoid summer slide.

98% of youth gained or maintained their literacy skills.

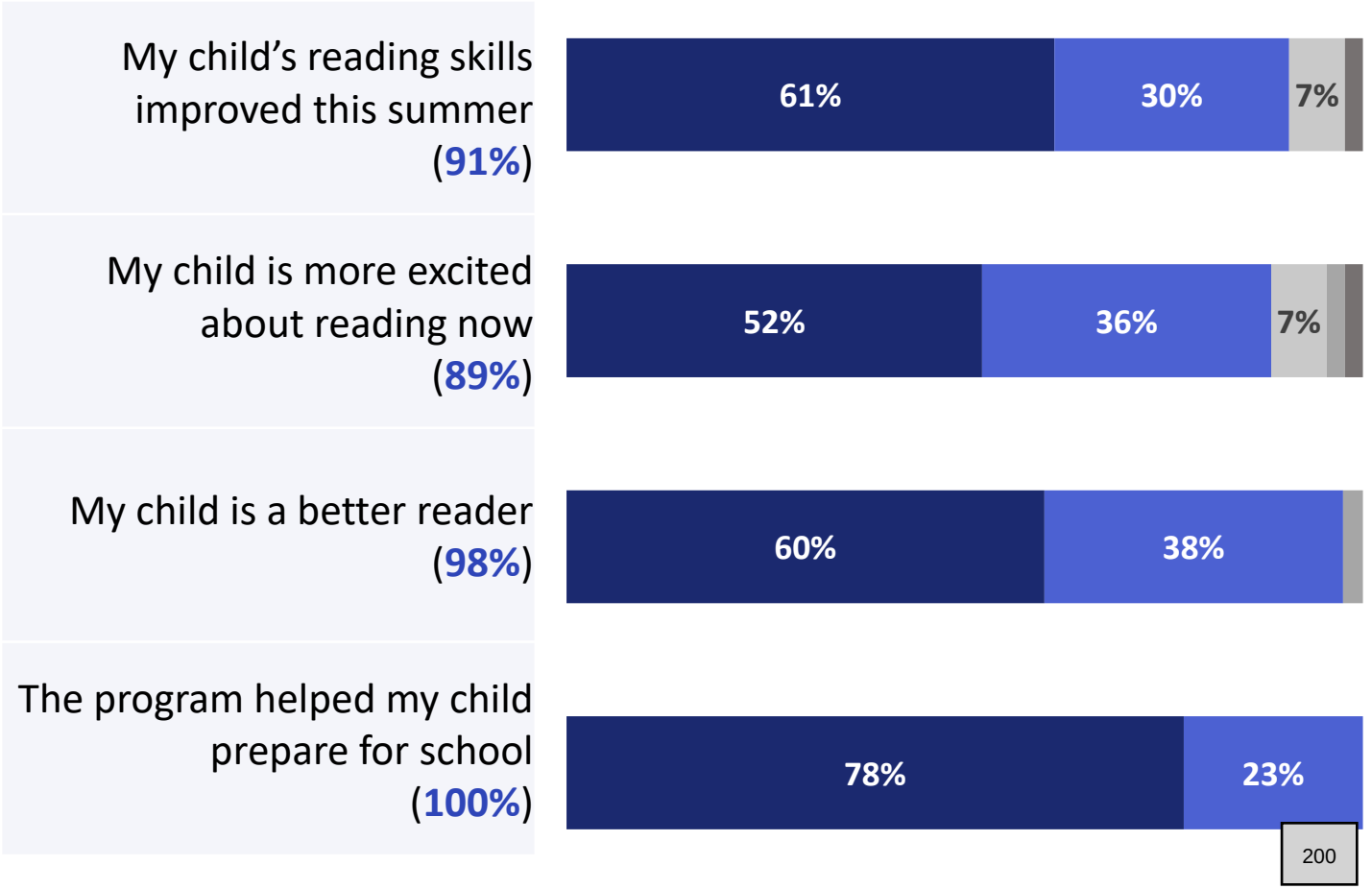
As demonstrated through pre-post assessment



Assessment Tool: Qualitative Reading Inventory

N = 91

Parent survey results reinforce this finding, indicating improvement in reading skills, enthusiasm, and preparation for school.



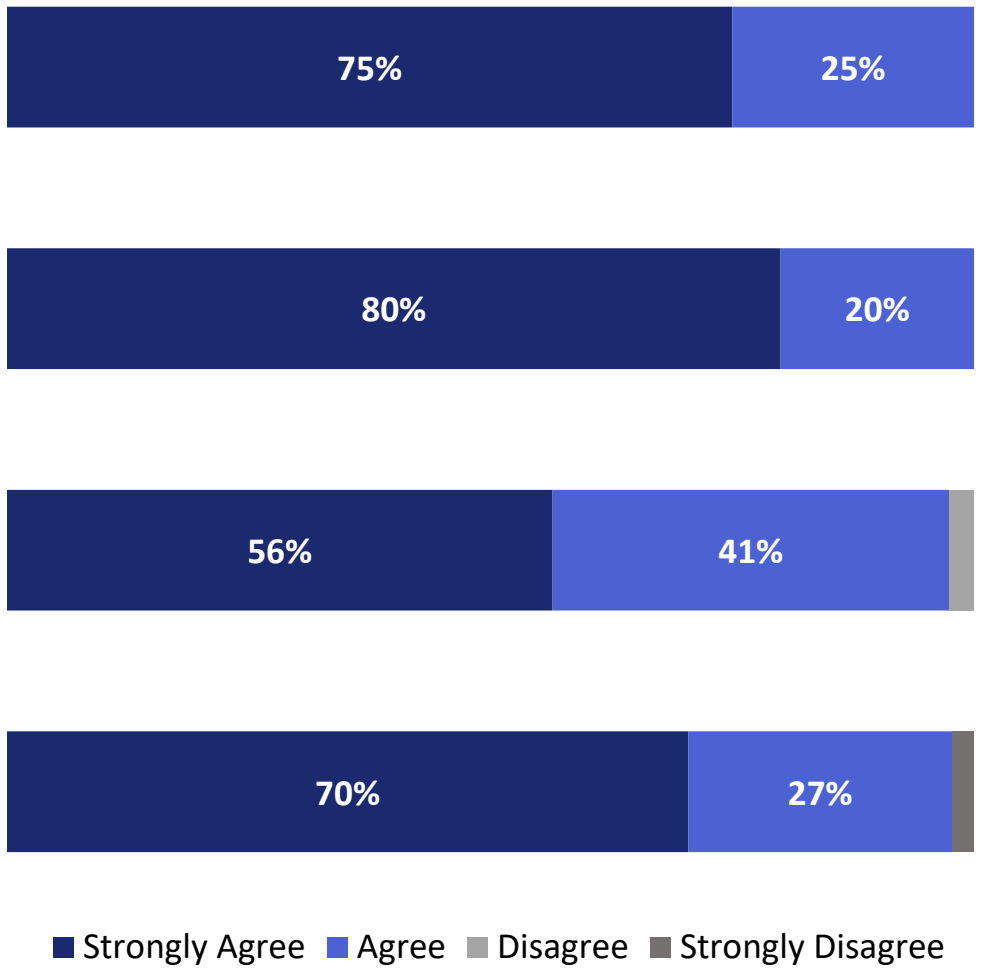
Children demonstrated growth in their personal and social emotional skills.

My child has more confidence (**100%**)

My child feels more able to make a difference (**100%**)

My child learned ways to resolve conflicts (**97%**)

My child gained social skills such as communicating and cooperating with others (**98%**)



Parents said:

"Besides helping with reading and academics, the program has helped the children develop confidence [and] become comfortable with who they are."

"[My child gained] confidence, improved reading and communication skills, learned teamwork."

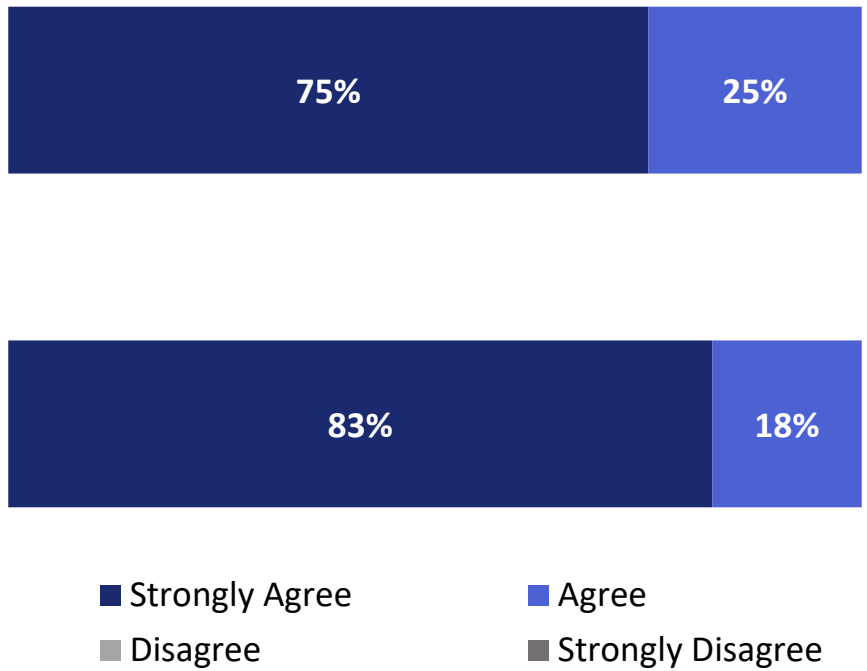


Parents are involved and better prepared to help their child succeed.

Each site offered five parent workshops

I have a better understanding of how to help my child be successful (**100%**)

I plan to be more engaged in my child's schoolwork next year (**100%**)



Parents said:

"The parent meetings are especially valuable because they help us understand their journey and what it takes to get there. It also keeps us informed about what the children are achieving, doing, and experiencing."

"I love that the program encourages parents' participation and involves us."



CHILDREN'S TRUST OF ALACHUA COUNTY

Performance Measures



How Much?

Measure	Target	Actual
Children Served	99	110
Program Days	58	58
Parents Engaged	88	100
Volunteers	28	74

How Well?

Measure	Target	Actual
Scholar Attendance	85%	85%
Parent Involvement	80%	91%
Camp Communication	85%	89%
Overall Experience	90%	100%

Better Off?

Measure	Target	Actual
Scholars Improve or Maintain Reading Skills	80%	98%
Scholars Gain Confidence	90%	100%
Program Safety	90%	95%
Learning Activities	90%	91%

Program delivered at a competitive cost with near full fund utilization.

FY2026 – Fiscal Allocation, Expenditures, and Fund Utilization

Site Location	Children Served	Contract Allocation	Actual Expenditures	Utilization
Alliance for Scholars - Gainesville	71	$150,568	$149,115	99.0%
Alliance for Scholars - Hawthorne	39	$84,000	$82,693	98.4%
Overall Program	**110**	**$234,568**	**$231,808**	**98.8%**

Investment per Child = $2,107

In Florida, the average cost of a six-week standard day camp ranges from $1,500 to $3,000.

FY26: Goal 2: Children Learn What They Need to be Successful

FY27: Goal 2: Children Learn What They Need to be Successful
Focus Area 2: Literacy and Academic Success

Objective
Children meet or exceed academic standards.

Strategies - What works?

- Support programs with an evidence-based literacy component
- Facilitate access to impactful academic reinforcements

CTAC Implementation Plan

Specific Tasks

- Provide leadership and funding for the county-wide Literacy Collaborative.
- Cultivate and strengthen literacy and math offerings in out-of-school time programs.
- Create a formal process for communication and coordination with the School Board and the Superintendent of Alachua County Public Schools.
- Explore strategies to improve school attendance.

How will we know we're making an impact?
Measuring Strategic Results

Strategy	Measures	Targets
Support programs with an evidence-based literacy component	Children participating in programs with an evidence-based literacy component	**200**
	Children improve literacy and math skills	**80%**
	Children reach grade level proficiency	**80%**

Strategy	Measures	Targets
Facilitate access to impactful academic reinforcements	Facilitate Alachua County Literacy Collaborative	**In progress**
	Host convenings for funded providers focused on impactful implementation of academic programming	

Insights from FY26

- Record Participation: Served 110 scholars, the highest to date.
- Consistent Program Growth: Consistent increase of children served each year and reach of programming.
- Serving High Need Children: Nearly all children fall below 300% poverty threshold with 77% receiving free or reduced lunch.
- Exceptional Literacy Outcomes: 98% of scholars improved or maintained their literacy skills; triangulated by parent perception.
- Growth in Social-Emotional Competence: Parents report children increased confidence and self-efficacy (100%), gained social (98%) and conflict resolution skills (97%).
- Families are Empowered: 100% feel better prepared to help their child succeed and plan to be more involved in their schooling.
- Excelled in Program Performance: Met or exceeded targets for all performance measures. Families report high satisfaction.

Moving into FY27 (and beyond!)

- Consider expansion to the western side of the county.
- Partner more closely with the school district to:
  1) evaluate impact utilizing district data
  2) strategically offer to youth needing summer learning
- Explore engaging, effective strategies to build youths' math skills.

FY26 Alliance for Scholar - Data Alignment

- Children participating in programs with an evidenced based literacy component (n=110).
- Children improve literacy (41%) and math skills (n/a).
- Children reach grade level proficiency (70%).

Additional Information

ALLIANCE FOR SCHOLARS

DAILY SCHEDULE

Program Days:

June 15th – July 24th

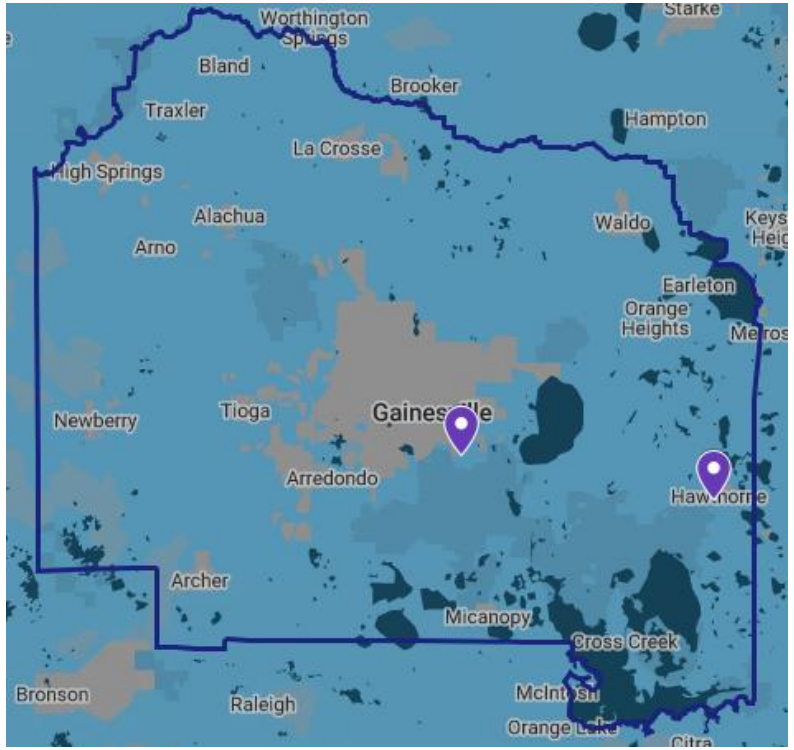
7:45am – 3pm

8:00 AM	Breakfast
8:30 AM	Harambee
9:00 AM	Integrated Reading Curriculum
10:30 AM	Snack
10:45 AM	Integrated Reading Curriculum
11:45 AM	D.E.A.R. time
12:00 PM	Lunch
1:00 PM	Enrichment Activities
3:00 PM	Dismissal

CHILDREN'S TRUST OF ALACHUA COUNTY

Children Served by Site Location

Alliance for Scholars Program Site Locations Summer 2026



Children Served by Site Location

Site Location	Count (%)
Prairie View Elementary School (Gainesville)	**71 children** (65%)
Hawthorne Middle High School (Hawthorne)	**39 children** (35%)
Total	**110**

Parent reflections on improvement in reading skills and ability access to books.

Parents report the following skills and knowledge gains:

- "She is now more confident and is spelling better."
- "Better reading…teamwork and collaboration…fun recipes"
- "Sounding out words"





"My child got better at reading and learned new words."

Alliance for Scholars - Summer 2026















File Attachments for Item:

14. Summer Camp 2026 Results

Summer Camp 2026 Results (Amy Wagner)

Requested Action:

The Board is asked to receive information

Background:

The Children's Trust initiated the second year of a three-year cycle funding summer camp experiences for Alachua County children who demonstrate need. In summer 2026, the Children's Trust funded twenty organizations (excluding Alliance for Scholars) to provide summer camp for 1,184 children.

Attachments:

Board Presentation – 2026 Summer Camp Program Results on 11.09.26

Programmatic Impact:

This program supports:

Goal 2: All children and youth learn what they need to be successful.

Fiscal Impact:

FY2026 actual expenditures: Summer Camp – $2,054,060.51

CHILDREN'S TRUST
OF ALACHUA COUNTY

Summer Camp Program Results
Year 2: 2026

Children and Youth Served



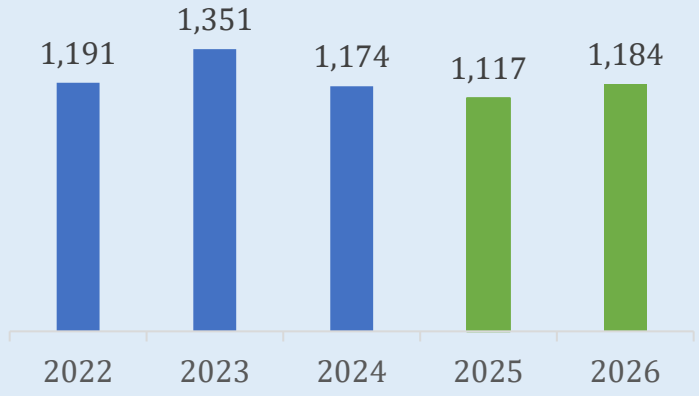
CTAC funded 22 camps in 2025, 20 camps in 2026 (increased # of campers)

New rural sites (Waldo and Alachua)

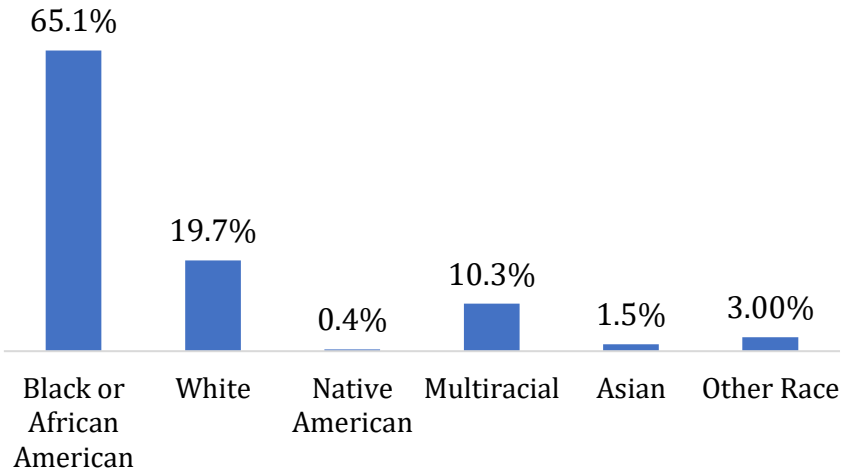
Literacy Focus: Convening, Alachua County Reads

Camp shirts!

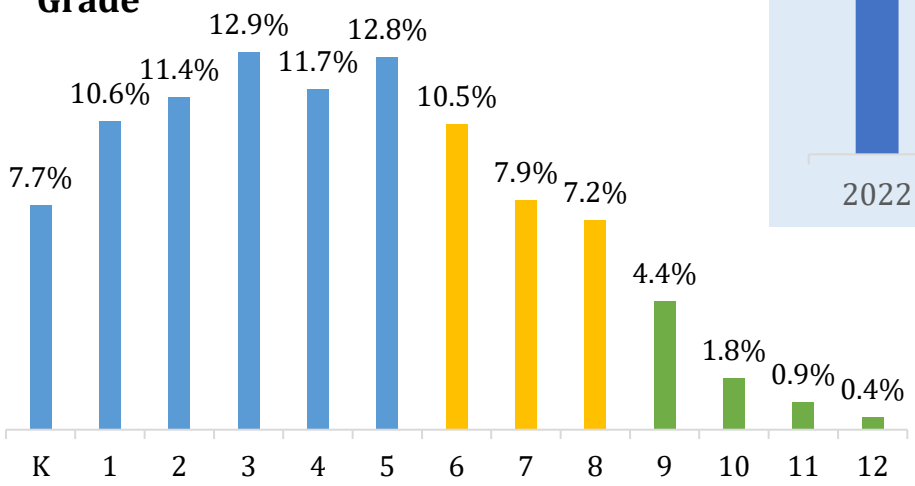
Children Served



Race



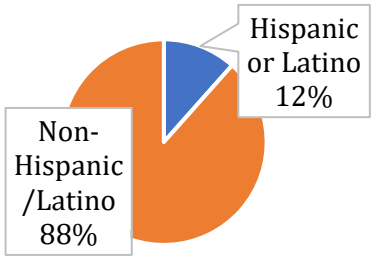
Grade



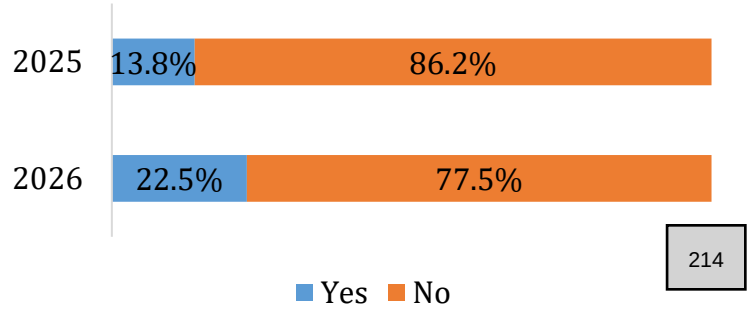
Elementary: 67% Middle: 25.5% High: 7.5%

Average Age: 9

Ethnicity



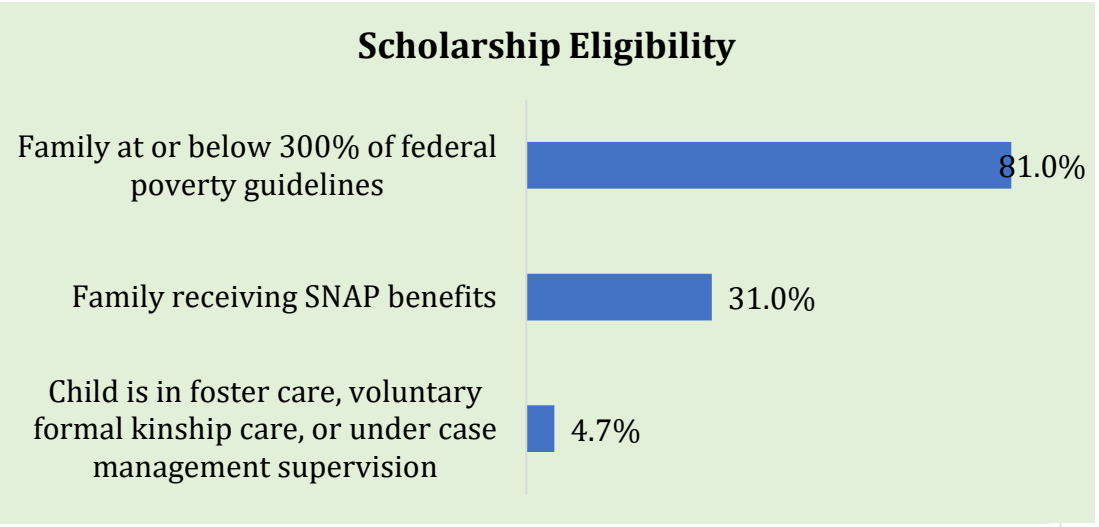
Special Education Status



Scholarship Eligibility

To receive a summer camp scholarship, families are required to meet at least one criteria listed below; some families report meeting more than one criteria.





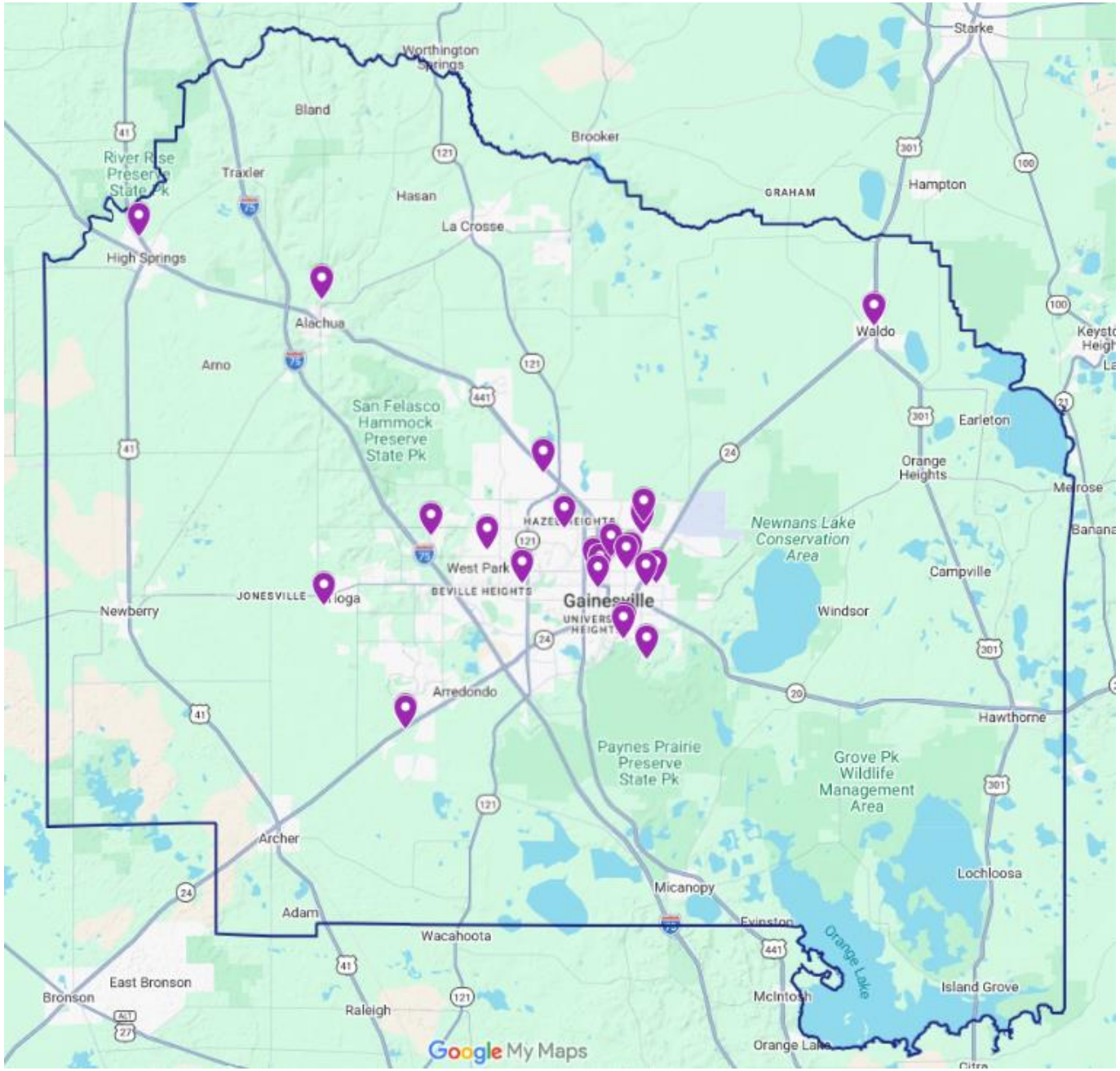
Average household size: 4.12

Average number of children in household: 2.7

Average household income: $41,398

2026 Federal Poverty Guidelines

Household/ Family Size	125%	130%	185%	200%	300%	400%
1	19,950.00	20,748.00	29,526.00	31,920.00	47,880.00	63,840.00
2	27,050.00	28,132.00	40,034.00	43,280.00	64,920.00	86,560.00
3	34,150.00	35,516.00	50,542.00	54,640.00	81,960.00	109,280.00
4	41,250.00	42,900.00	61,050.00	66,000.00	99,000.00	132,000.00
5	48,350.00	50,284.00	71,558.00	77,360.00	116,040.00	154,720.00
6	55,450.00	57,668.00	82,066.00	88,720.00	133,080.00	177,440.00
7	62,550.00	65,052.00	92,574.00	100,080.00	150,120.00	200,160.00
8	69,650.00	72,436.00	103,082.00	111,440.00	167,160.00	222,88

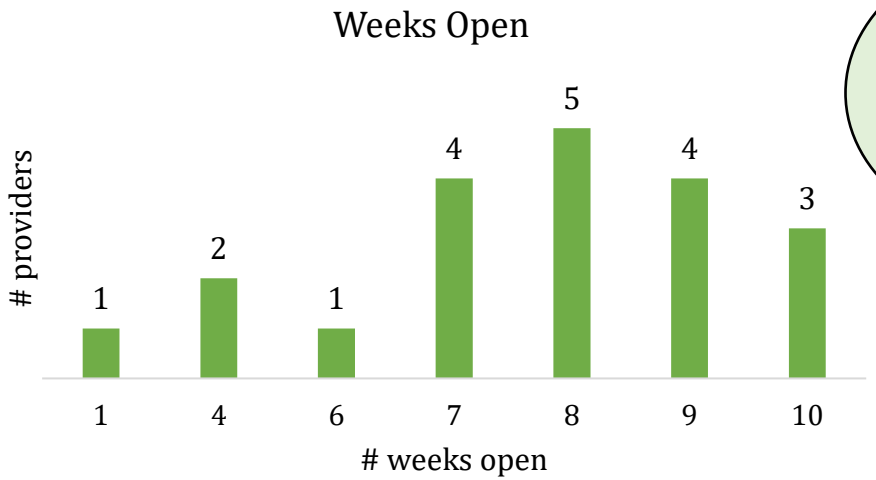


Program Locations

Children served by City of Residence

City	Count	Percentage
Gainesville	947	80.0%
Newberry	77	6.5%
High Springs	66	5.6%
Alachua	44	3.7%
Waldo	27	2.3%
Archer	15	1.3%
Hawthorne	6	0.5%
Micanopy	2	0.2%

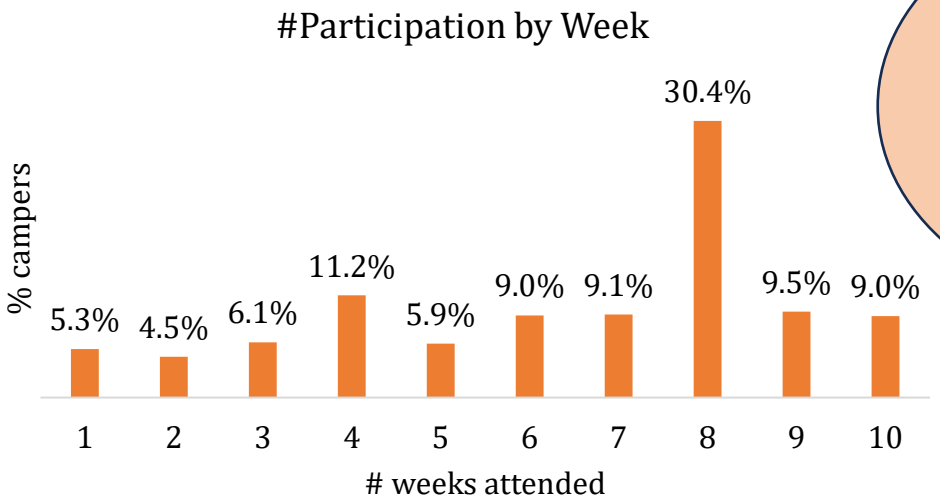
Programming Offered



Most camps (80%) were open 7-10 weeks

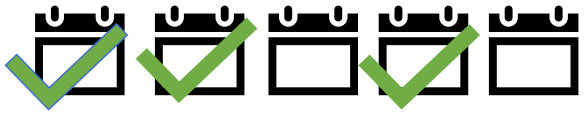






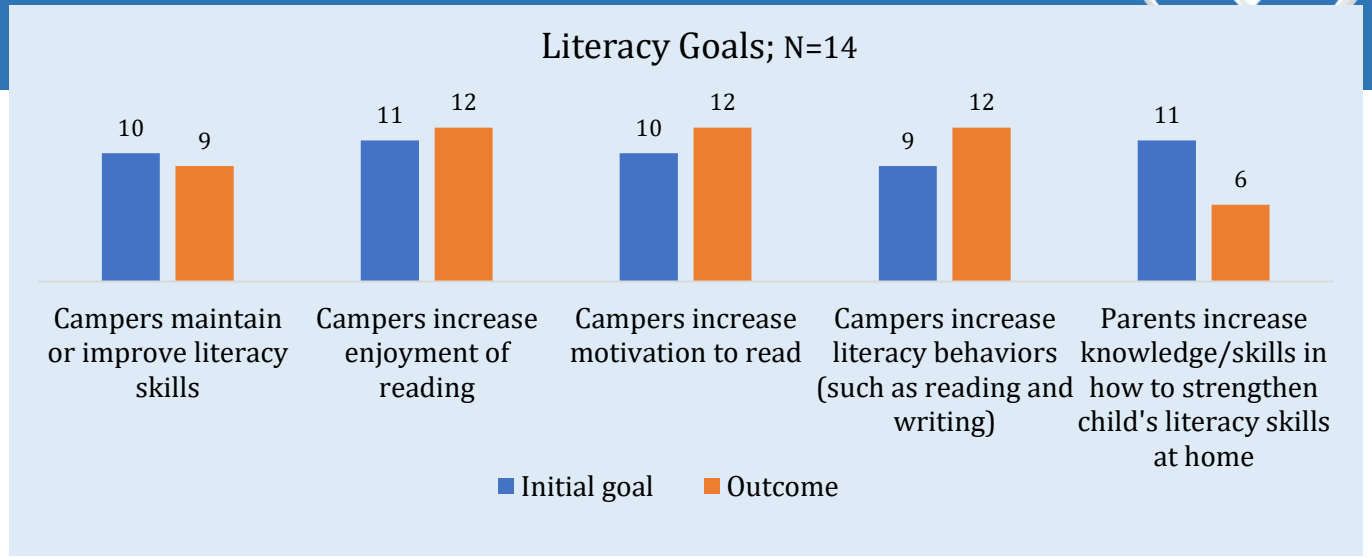
Camps were paid **per child, per week**. A child needed to attend camp **three or more days during at least one week** for the camp to receive funding for that child.

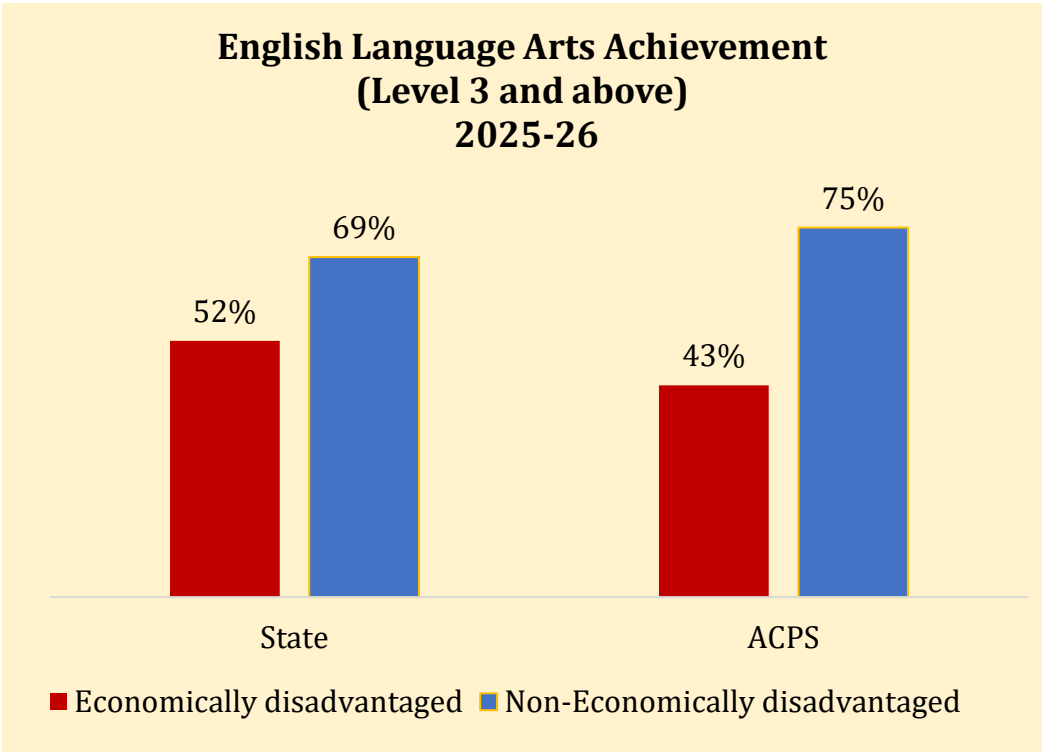
Most campers (58%) attended 7-10 weeks



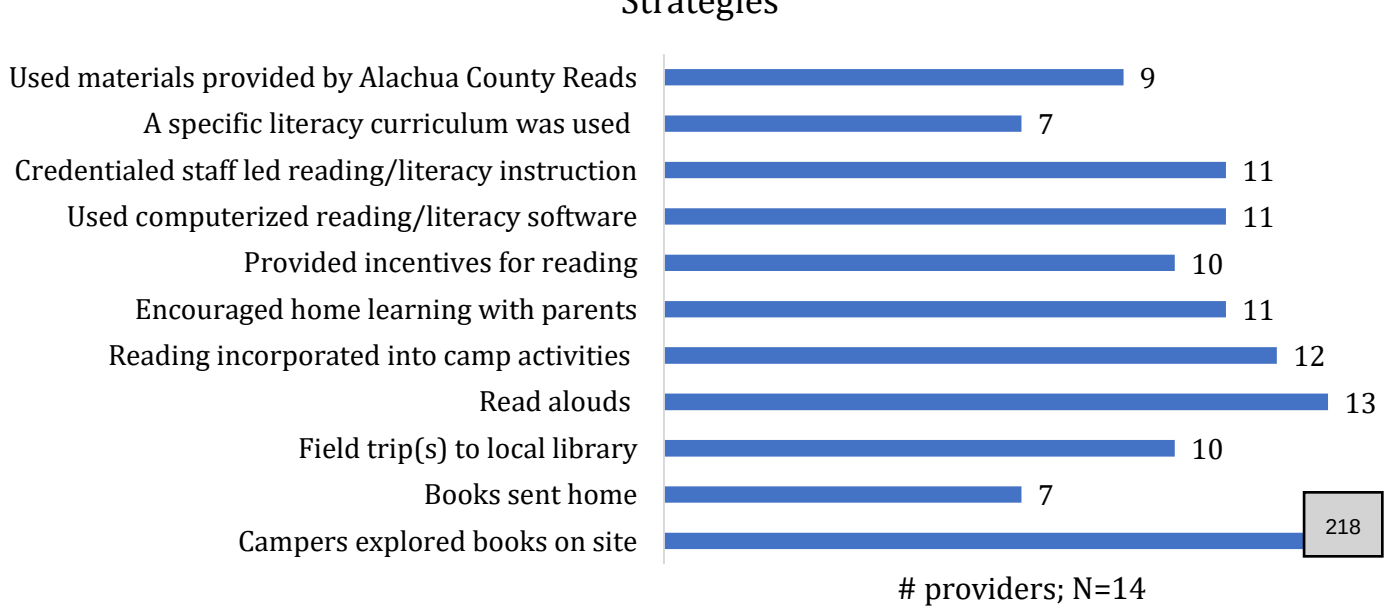
Average # of camp days offered	35 *(Camps offered an average of 35 days ranging from 5 to 50)*
Average #of days campers attended	28
Average #of weeks offered	7.5
Average #of weeks attended	6.4
Average attendance rate	81% *(Youth attended for 81% of the days they planned to attend, on average)*
% of offered days attended, on average	80% *(Youth attended 80% of the camp days offered, on averag*

Literacy Programming





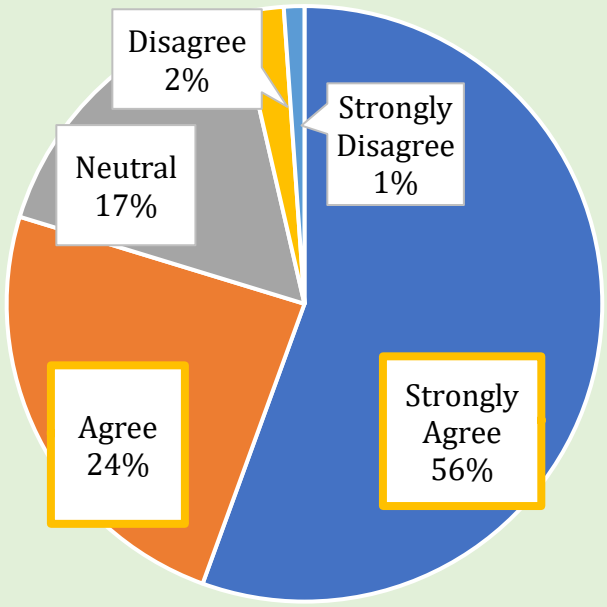
https://edudata.fldoe.org/StrategicPlan/reports/ClosingTheGap.html



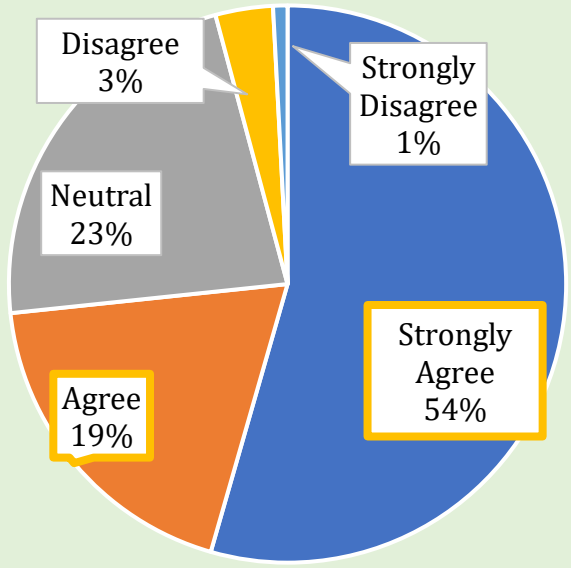
Literacy Outcomes



My child's reading skills improved this summer



My child is more excited about reading now than he/she was in the beginning of the summer



Parent survey: 14 camps; N=365

Updates for 2026
14/20 (70%) of camps engaged; 12/22 (55%) in FY25- interest!

Summer Literacy Convening, Resources provided on Padlet

Partnership with Alachua County Reads

What worked
Literacy part of the daily routine

Reading materials campers were interested in

Challenges
Range of reading abilities

Debate: ”school” activities during the summer

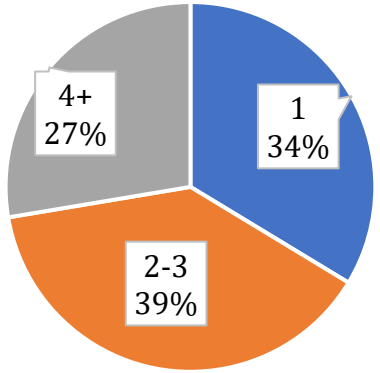
Next Steps
CTAC will continue to support providers, especially with evaluating literac programming

Camp Staff

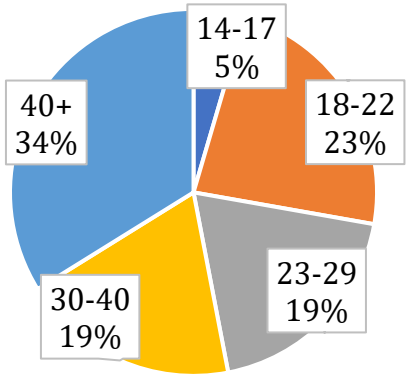
Post Camp Staff Survey N=200

"[working at camp is] probably one of the best things that has happened to me in terms of my personal growth."
-Counselor

How many summers have you worked at camp?



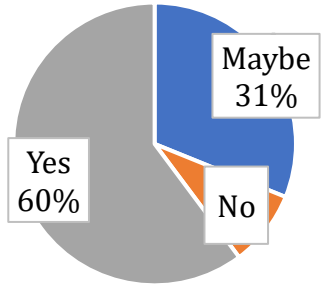
Age of Staff



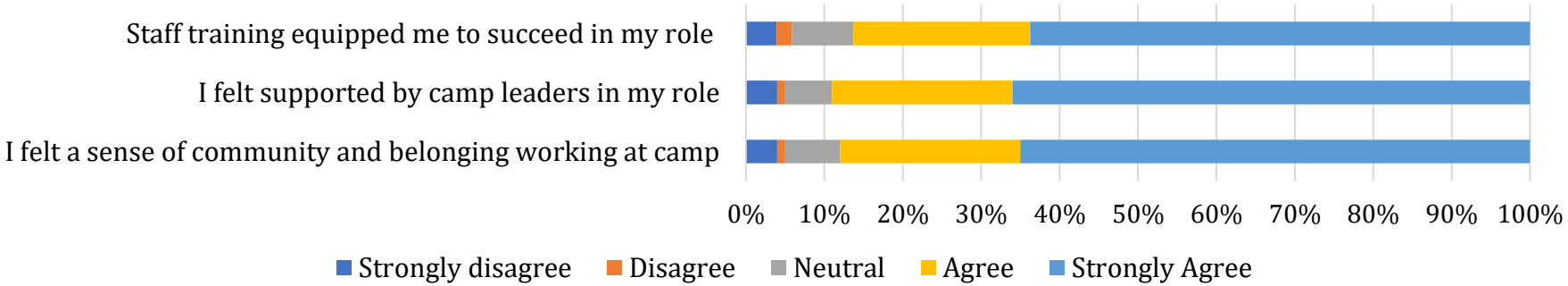


"It will go down as one of the most memorable summers of my life. The work is super fulfilling and it makes me happy knowing the kids love being around the counselors." -Counselor

Will you return next year?



Staff Satisfacation



"Limitless Adventures has become a key aspect of my life. It's so amazing seeing what goals the kids have reached while being there, and it has made me realize that I want to [continue] pursuing a career in the education field. I have learned so much and have connected with [illegible] the kids!" –Counselor

FY26: Goal 2: Children can learn what they need to be successful

FY27: Goal 3: Children Live in a Safe Community

Focus Area 1: Safe Spaces

Objective

Children and youth have positive and safe places to learn and grow.

Strategies - What works?

- Provide a coordinated network of out-of-school programs.
- Promote awareness and skill development in programs (e.g., self-regulation, conflict resolution, planning).

CTAC Implementation Plan

Specific Tasks

- Involve youth in identifying spaces and activities of interest to inform program development and support.
- Collaborate with partners to create safe, stable home environments for children and youth.
- Exploring strategies and partnerships to address housing insecurity for families with children.

How will we know we're making an impact?
Measuring Strategic Results

Strategy	Measures	Target
Provide a coordinated network of out-of-school programs	Children and youth served in out of school time programs	1,250
	Youth felt safe while in the program	90%
	Parents felt their child was safe while at the program	90%

Strategy	Measures	Target
Promote awareness and skill development in programs	Youth demonstrate proficiency or make improvements in social-emotional skills	70%
	Youth gain knowledge and skills that contribute to their future success.	75%

Moving into FY27

Insights on FY26

- Camps provided safe spaces for children and youth for all 10 weeks of summer
- Campers gained social emotional skills and engaged in activities that promoted learning (literacy, STEM, swimming, history)

Moving into FY27

- Use camper interviews to inform future summer programming
- Support providers in developing family engagement initiatives and evaluating their benefits
- Work with providers to identify more formal ways to assess growth in social emotional skills

FY26 Summer Camp Data Alignment	
Children served in summer camp in FY26	1,184
Parents felt their child was safe at camp	98% (469/477)
At summer camp, my child gained…	
Social skills, such as communicating and cooperating with others	95% (453/477)
Confidence/ self esteem	94% (448/477)
New skills/knowledge	92% (441/477)
What skills? (free response)	Social emotional skills, especially communication

Parent Survey (N=477)

Impacting families…

Parent surveys, staff surveys, and camper interviews highlight a community effort to build accessible, safe, welcoming spaces for Alachua County children and youth.

Access

*"My child **had never been to camp before** this. Now she says she will remember this summer forever!" - Parent*

*[I became a counselor] to **create a safe space for kids** during the summer and to **provide experiences** these kids would not be able to have otherwise. – Staff*

The Afterschool Alliance* reports that 12.6 million children nationwide miss out on summer programs due largely to affordability. The Children's Trust helped bridge this gap, providing 1,184 children access to enriching summer camp experiences.

Safety

*"[the scholarship] allowed **me to be able to work and allowed them a safe,** fun environment." -Parent*

*"I think the summer programs are very helpful in **keeping our youth out of trouble**." –Parent*

*"The camp brings together different people from different backgrounds. We get to connect with people. **It's a safe zone**; counselors make sure it's a safe environment. If someone is getting teased, the counselors step in and help the people involved make amends." -Camper*

*"**[If I was not at camp] I would be at home playing video games** because my mom has to work". -Camper*

*"[the scholarship] **relieved a significant financial burden**. Helps make summer manageable." - Parent*

Community

*"Honestly, it was a mix of wanting to give back and needing a summer that mattered. I'd been a camper myself for years, and **camp was where I first felt like I belonged…"** -Staff*

*"Outside of the traditional classroom setting, there are still skills our children can develop further. **Camp highlights the importance of community support in holistically building children up.** In order to empower the child academically, you must meet other needs. It's been very informative at camp." -Staff*

*Source: https://afterschoolalliance.org/documents/AA3PM-2025/AA3PM-The-Summer-Struggle-for-Everyday-Families-Report-2026.pdf

How Much?	FY26 Target	FY26 Actual
Children enrolled who attend at least three days during one week	967	1,184
Number of program days	909	922
Number of staff training hours	230	415
How Well?	**Target**	**Actual**
Children attend for the number of days anticipated	75%	81%
Parents were satisfied with camp communication	85%	96%
Families were satisfied with the camp experience overall	90%	98%
Staff felt training equipped them to succeed in their role	90%	87.5%
Staff felt training equipped them with skills to maintain a safe environment and handle emergencies	95%	98%
Better Off?	**Target**	**Actual**
Families were satisfied with the learning activities offered	90%	94%
Families report their children enjoyed their camp experience	90%	97%
Families felt their children were safe while at camp	90%	98%



Performance Measures



Program Investment





FY 2026 Summer camp budgeted amount	$2,207,731.01
Total actual expenditures	$2,054,060.51
Total investment per youth (1,184 youth)	$1,734.85

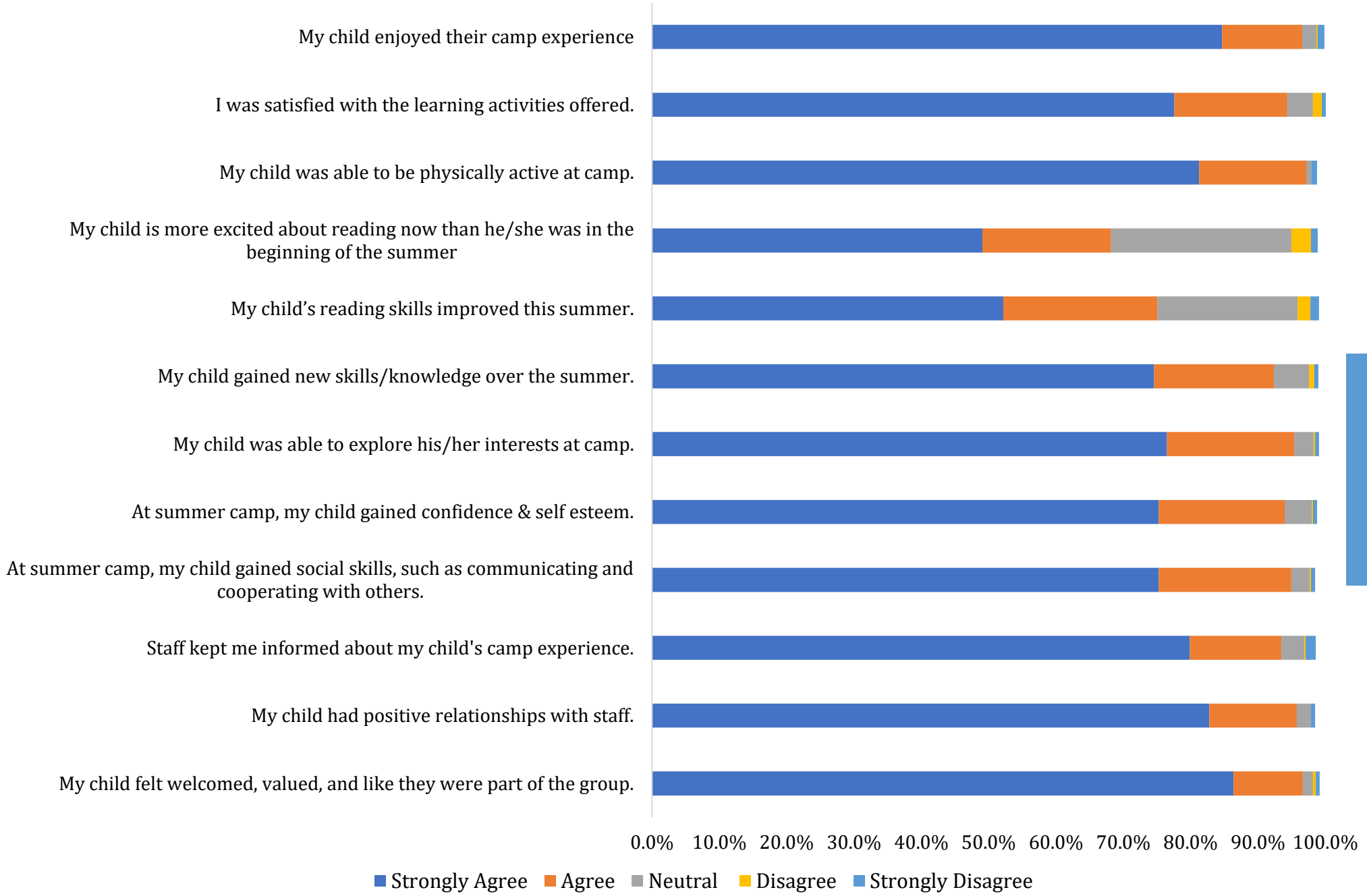
CHILDREN'S TRUST
OF ALACHUA COUNTY

Thank you!

Additional Slides

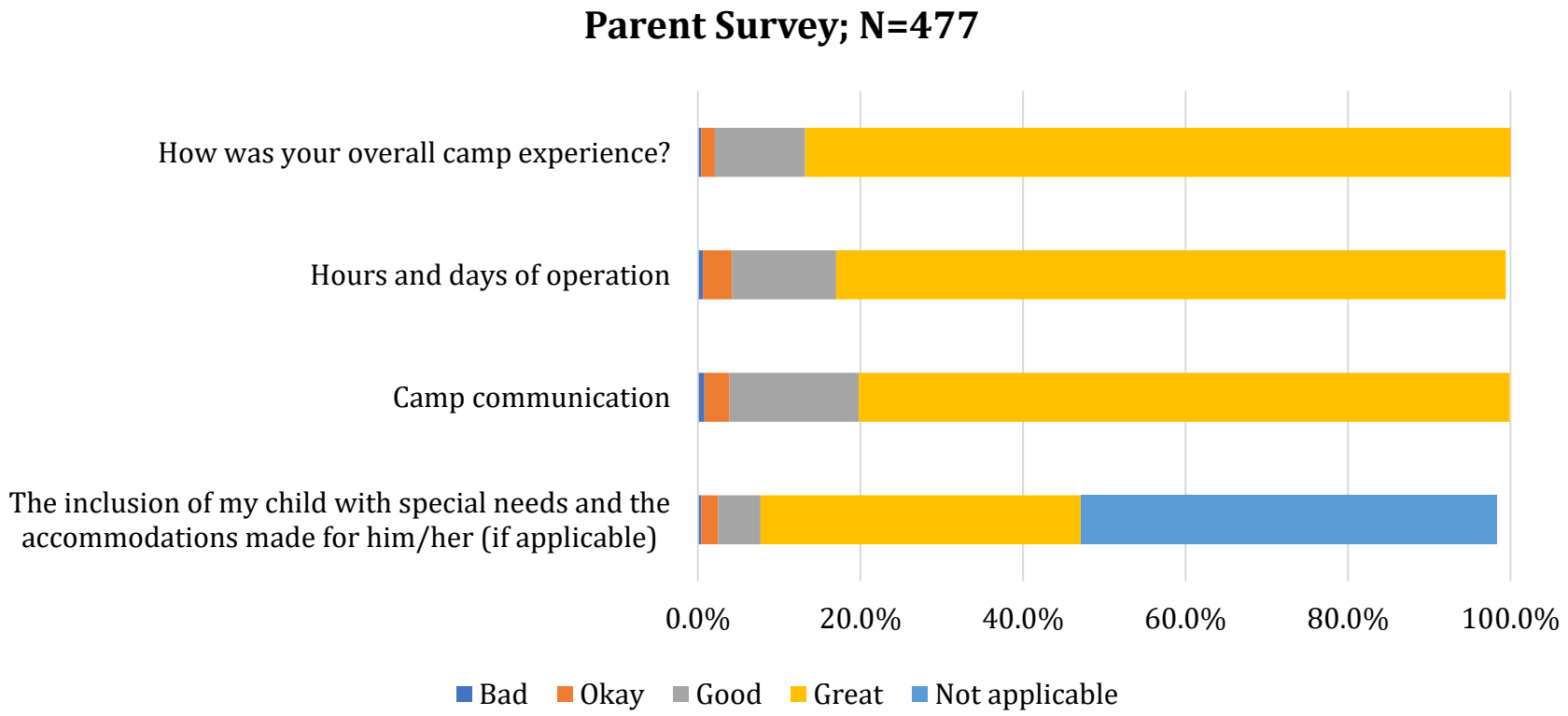
Parent Survey

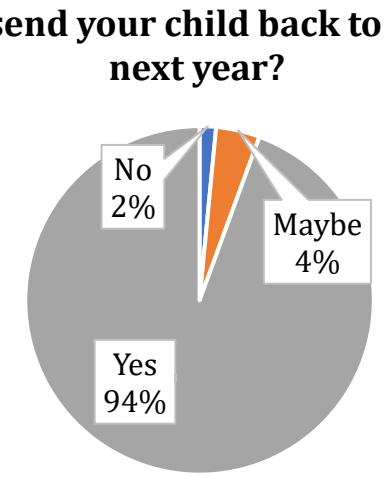
N=477



Parent Survey Responses







File Attachments for Item:

15. Board Training on Ethics, Sunshine, Public Records, & Confidentiality

FLORIDA'S PUBLIC RECORDS ACT

All state, county, and municipal records are open for personal inspection and copying by any person. Florida Statutes Chapter 119 and Florida Constitution Art I, Sec 24(a)

What is a public record? All documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, ***made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency***. Section 119.011(11), F.S.

Are things exempt from being produced? Yes, lots. *See* Government in Sunshine Manual. Exemption only applies to the portion of the record and other portion, not exempt, must be released. All materials are subject to disclosure, unless the State legislature has created an exemption.

What does redact mean? Redact means to conceal from a copy of an original public record, or to conceal from an electronic image that is available for public viewing, that portion of the record containing exempt or confidential information.

Can I toss out my notes? Yes, unless you share them. Take care of your notes.

What about text messages? Same rule applies to e-mails and electronic communications (texts)

Even Facebook? Yes, even Facebook. The Opinion of Attorney General is that content and posts on a local government Facebook page is in connection with official business, so is a public record and must be retained (AGO09-19).

What about drafts? Drafts are public records. A record does not need to be in a 'final' form to be public record.

What about if on my private device? Law applies even if on private computer, laptop or phone; no matter whose device it is or who paid for device.

Who is the records custodian for the Children's Trust? Keturah Bailey Acevedo
KBaileyAcevedo@childrenstrustofalachuacounty.us

What if public records request is overboard or would take way to long? CTAC still has to provide the records.

Can I toss out my meeting agenda? Yes, because CTAC staff has a copy to keep. Note: If you receive documents related to your membership on this Board forward to staff so they may be retained.



PUBLIC RECORDS RETENTION

All public records, even exempt public records, must be retained in accordance with the retention schedule of the State. Records Management includes retention, storage, and disposition of records, but also requires organization.

CTAC is required to follow the State of Florida law and General Records Schedule https://dos.myflorida.com/media/698312/gs1-sl-2017-final.pdf. To determine if record is made or received in 'official business' is the nature of the record (i.e. the content) not the location or form that is relevant.

How long for electronic communications? It is content, not the technology involved, that determines the retention schedule. No single retention period that applies whether sent by email, text, social media or any other electronic format – the retention period is determined by the content, nature and purpose of the records.

What if want to keep it longer? The record retention schedule is the minimum length of time record must be retained.



FLORIDA'S SUNSHINE LAW

Purpose is to provide a right of access to government and prevent closed door decision making. Florida Statutes Chapter 286 and Florida Constitution Art I, Sec 24(a)

1. REASONABLE NOTICE - requires giving the public reasonable and timely notice so they can decide whether to attend a meeting
2. OPEN TO ALL PUBLIC – public must be allowed to attend meetings and meetings cannot be held at exclusive or inaccessible facilities
3. MINUTES ARE REQUIRED – written minutes must be taken and made available promptly

What is it? The Sunshine Law says board members cannot engage in private discussions with each other about board business or any business that may foreseeably come before the Board at a later date. The Sunshine Law applies to any gathering, whether formal or casual, of two or more members of the same board, council, or commission to discuss some foreseeable matter that may be taken or considered by them. No whispering at meeting or discussions on break.

What about Email, Texts and Posts? Law says cannot meet outside of the public – this includes communications whether written, e-mail, social media, text message, blog or other electronic communications. DO NOT HIT REPLY ALL.

Any Exceptions? Exemption to Public Records is not the same. Only the State can create an exemption to the Sunshine Law (Example is a closed session, but very restrictive).

May I talk with CTAC staff alone? Individual board member can meet with CTAC staff about board business. However, CTAC staff cannot be used as a liaison or go-between for board members.

Can we have lunch? Yes. The law does not prevent you from attending same social event, church or having a lunch together before meeting. However, save your opinions and ideas about board business for the meeting so can be heard and be on the record.

What are the penalties if I violate the Sunshine Law? Fine non-criminal up to $500, Knowing violation is a misdemeanor (term of imprisonment or fine of up to $1000), and/or reasonable attorney's fees.

VOTING CONFLICTS

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his/her special private gain or loss; which he/she knows would inure to the special private gain or loss of any principal by whom he/she is retained or to the parent organization or subsidiary of a corporate principal by which he/she is retained, other than an agency as defined in s. 112.312(2); or which he/she knows would inure to the special private gain or loss of a relative or business associate of the public officer. Relative" means any father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law. *F.S. Chp112*
**Applies to any person elected or appointed for public office, including any person serving on advisory board*

~ Announce, Abstain, Disclose, File ~

Additional Resources: Florida Attorney General (www.myfloridalegal.com) FL Commission on Ethics (www.ethics.state.fl.us)	Alachua County Florida

Alachua County Attorney's Office
352-374-5218 – 12 SE 1st Street, Gainesville FL

File Attachments for Item:

16. Alachua County Reads Monthly Update

Alachua County Reads: Year One Summary

October 2025 – September 2026|Center for Nonprofit Excellence (CNE) with the Children's Trust of Alachua County (CTAC) and Alachua County Board of County Commission(AC)

Prepared October 2026

Year One at a Glance

In Year One, Alachua County Reads (ACR) went from a community listening process to a working literacy system. The first five months focused on town halls, partner outreach, initial agreements and a planning team. In March, two events changed the design: the joint City–County meeting and the Helios model briefing. Afterward, CNE took on coordination and capacity building, focusing efforts with AC contract deliverables and funding on hiring a PT Coordinator and establishing the virtual and physical Literacy Hubs. The Literacy Catalyst operated by PEAK Literacy became the intervention provider funded through AC, and UFLI was refocused to K–2 instruction in ACPS funded through CTAC. From June to September 2026 the work launched. The UFLI contract was signed and teachers, literacy coaches, school and district administrators were trained, summer programs received literacy resource tubs, the virtual Hub went live, a full-time Literacy Specialist was hired, and the Community Advisory Council held its first meeting.

How the project changed

The Year One project design shifted for three reasons. The original UFLI community-provider proposal was larger than the funding would cover (marketing, awareness and community impact were eliminated or reduced) and the initial ideas for majority funding to be spent on community based programming revealed that approach would not reach enough students to move results. A clearer outline of the priorities emerged, with PEAK Literacy and the Catalyst project taking the lead in community programming, and expert led instructional support with University of Florida Literacy Institute (UFLI) as the second arm of the work. Turning to research, the Helios model gave a tested route to the two headline ACCLNA goals: Comprehensive school readiness and 90% 3rd-grade reading proficiency. The table below shows each change and what it produced.

Area	Original Year One plan	What changed, and the result
Operating model	Four planning teams (experts, programming, outreach, hubs) under one collaborative led by CNE.	A two-prong model, confirmed at the March joint City–County meeting: CNE/ACR coordinates and builds capacity, and the Literacy Catalyst operated by PEAK Literacy delivers programming. The project outline was redrafted on March 27 and approved by CTAC in April.

Area	Original Year One plan	What changed, and the result
Role of UFLI	UFLI curriculum, training and wrap-around services for community-based providers (summer, afterschool, enrichment).	UFLI's comprehensive March 13 proposal exceeded the funding and would not reach enough students. Informed by the Helios model (Hillsborough/Pinellas), UFLI was redirected to K–2 instructional support in ACPS. The $175K contract was signed in June with the first phase focused on instructional support from July 2026 through December 2026. Additional MOU will Readiness work in Spring 2027.
Priority framework	Three ACCLNA priorities.	Four pillars: Readiness, K–3 Core Instructional Support, Intervention/Remediation, and Coordination + Community Awareness. Goals were updated to 100% school readiness, 90% 3rd-grade reading proficiency, and adult literacy.
Funding sources	ACR coordination was budgeted in the Alachua County literacy contract.	In April, the ACR coordinator and consultants were moved to CTAC funds, and the County was told no additional literacy funds would be requested. ACR funds now focus on systems-level capacity rather than support for individual agencies.
COE consultation	COE Department of Educational Leadership consulting project (MOU in progress).	The program was dissolved by UF College of Education in July 2026. Its funds were reallocated to the next priority, Project Read for ACPS K–2 classrooms in all 21 elementary schools. The Project Read PO was completed in October 2026.
Intervention staffing	Capacity support for the PEAK cohort to be defined.	In August, CTAC approved Year One rollover funds for a full-time Literacy Specialist for the Literacy Catalyst cohort. The position was hired, and strategic planning with each Literacy Catalyst Cohort site provider was initiated.
Hubs & awareness	Virtual hub concept and partner-identified physical hubs.	The virtual hub launched on August 1, 2026 and continuously receives updates. ACR moved into a shared space with CNE and Gainesville Thrives (2770 NW 43rd St.), and the Community Advisory Council held its first meeting on September 30, selecting a Chair. Literacy resources for physical hub sites were purchased by September 30.

Updated Priority Areas: The Four Pillars

The refined model links each ACCLNA need to a lead function and implementation pathway. Compared with the original graphic, this version renames Instructional Support to K–3 Core Instructional Support, credits the intervention lead as the Literacy Catalyst operated by PEAK Literacy, and adds Gainesville Thrives, Project Read, the Literacy Specialist, and the Community Advisory Council as key players. It also adds Year 1 progress and Year 2 investment for each pillar.

Key Priority Areas — Year 1 Update

Each ACCLNA need is connected to a lead function and implementation pathway. Status reflects October 2026; investments reflect the Year 2 budget (Oct 2026 – Sep 2027).

READINESS — PENDING

Anticipated Partners

Not yet confirmed — MOUs pending

UFLI + ELC/VPK partners + Anita Zucker Center + Gainesville Thrives

Purpose

Build early literacy foundations before kindergarten.

Year 1 Groundwork

- Early Learning Experts group convened with ELC leadership
- Gainesville Thrives secured BOCC funds to expand Imagination Library
- Items for 100 school-readiness bags received
- Partners and MOUs to be finalized for Spring 2027

Year 2 Investment

GNV Thrives $235,000
UFLI readiness phase (anticipated Spring 2027)*

K–3 CORE INSTRUCTIONAL SUPPORT

Lead / Key Players

UFLI + ACPS + Education Foundation + Project Read

Purpose

Strengthen K–3 implementation, coaching and professional learning in evidence-based literacy instruction.

Year 1 Progress

- UFLI Phase One contract signed ($175K)
- Administrators, coaches and K–2 teachers trained
- Kick-off at four SI schools; fidelity walkthroughs underway
- Project Read PO complete

Year 2 Investment

UFLI expert services $250,000*
ACPS stipends $35,000
Project Read $21,080

INTERVENTION / REMEDIATION

Lead / Key Players

Literacy Catalyst operated by PEAK Literacy + Literacy Specialist + community providers + libraries

Purpose

Provide targeted support for striving readers and adult learners.

Year 1 Progress

- Full-time Literacy Specialist hired
- 27 literacy tubs to 14 summer programs
- Regular cohort contacts with current sites
- Protocols built for adding new sites
- Juvenile Justice Center support
- GHA Elite Training Center support and materials
- Library Partnership and ACLD sites for physical hubs

Year 2 Investment

Literacy Catalyst + Home Instruction $624,684
Community program investment $43,000

COORDINATION + COMMUNITY AWARENESS

Lead / Key Players

CNE / ACR Team + Community Advisory Council + Torees Media

Purpose

Build the infrastructure that connects, sustains, and scales the work.

Year 1 Progress

- Virtual Literacy Hub launched Aug 1
- July 15 partner Kick-Off; WUFT coverage
- Advisory Council first meeting held; Chair selected
- Ilene Silverman Show appearance
- CTAC podcast and show
- Shared workspace with CNE + GNV Thrives

Year 2 Investment

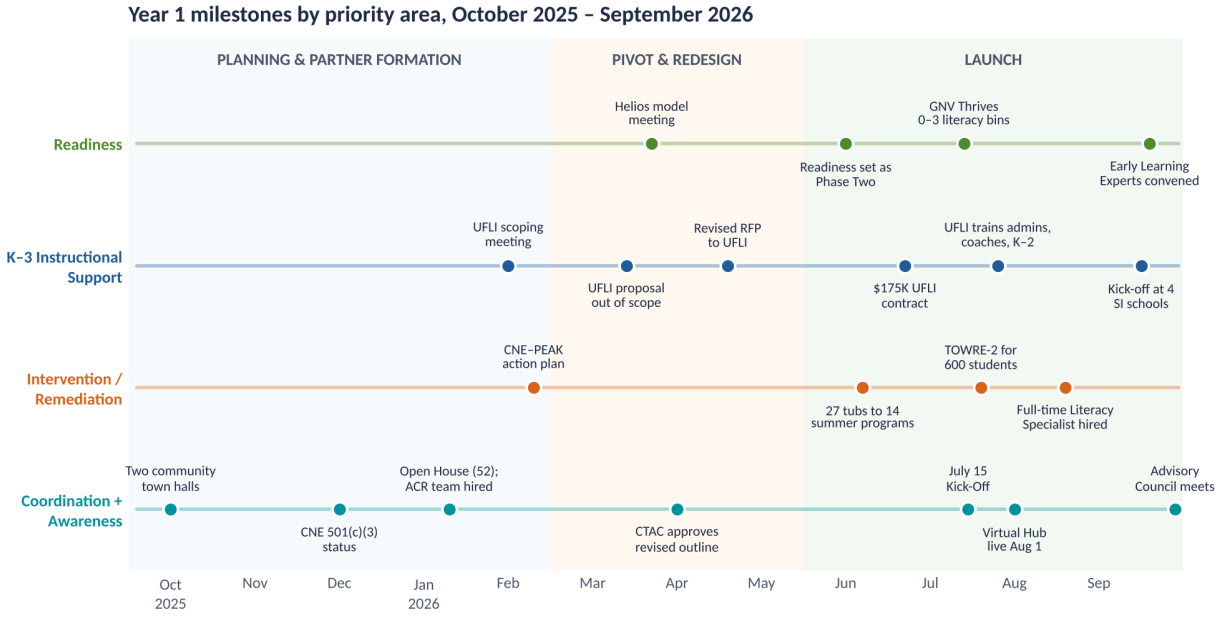
ACR Team $120,000
Hub maintenance $5,000

Shared goal: literacy for life through aligned services, access, capacity, and accountability.

*UFLI expert services ($250,000, Jan–Sep 2027) span K–3 instructional support and the pending readiness phase. Readiness partners are anticipated and not yet confirmed. Sources: CNE monthly reports Oct 2025–Aug 2026; CTAC briefing, Oct 12 2026.

Milestones

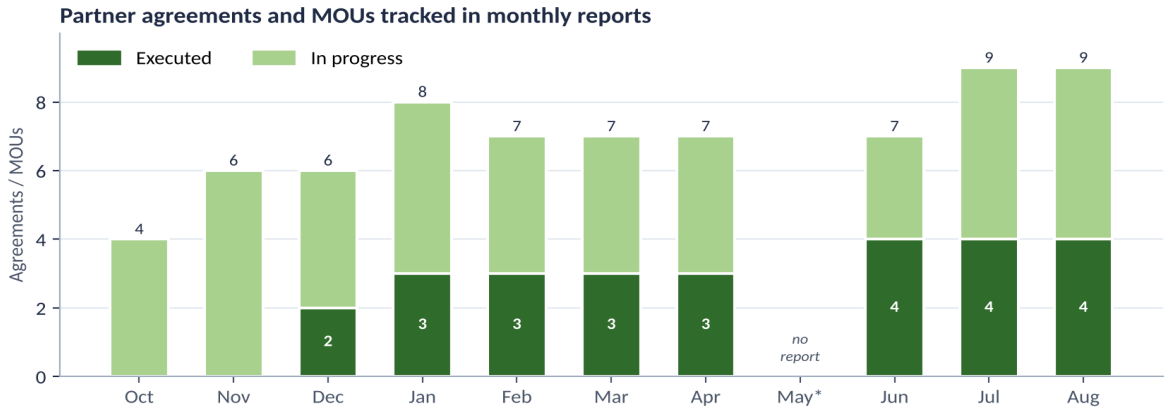
Year One ran in three phases. From October to February, the team engaged in strategic planning and partner formation: two community Town Halls, establishing the alachuacountyreads.org domain, hiring consultants from the College of Education and the Literacy Coordinator for the project, building and distributing summer literacy tubs, identifying and meeting with expert providers, and outreach to 17 identified community providers. From March to May, the team paused to redesign: the UFLI proposal review, the Helios briefing, the revised project outline, and a new RFP to UFLI. From June to September, the work launched across the strategy pillars.



Milestones are placed in the month they were reported. Phase shading marks the planning, redesign, and launch periods.

Partnerships

Formal agreements grew slowly because of the redesign and UF legal requirements. By August, four agreements were executed: American Innovation Media, COE Literacy Consultants, the Literacy Coordinator, and UFLI. Five more were in progress: GHA/Elite Training Center hub, PFSF/Library Partnership hub, Project Read with ACPS, the Education Foundation, and the Literacy Specialist consultant.



*The May file supplied duplicates the June report. Executed: Torees Media, COE Literacy Consultants (Dec); Literacy Coordinator (Jan); UFLI (Jun).

Budget

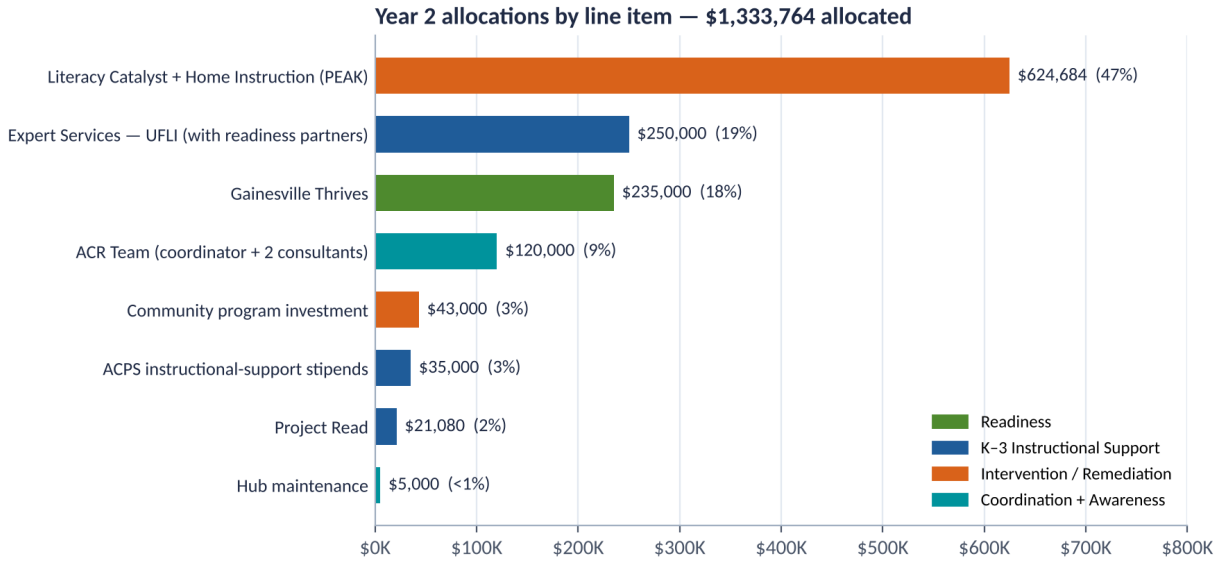
Year One: Project Launch Highlights

Item	Amount	Notes
UFLI Phase One — K–2 instructional support to 4 SI schools	$175,000	Contract and invoice signed in June 2026; payment scheduled for July.
Launch-period investments (through Sep 30, 2026)	$73,265	Teacher stipends (via TEFAC), evaluation materials for the Literacy Catalyst, decoding materials for ACPS UFLI implementation, cohort professional development, and summer literacy tubs.
Hub Development and Supplies	$25,000	Virtual hub development and 3 physical site supplies
Full-time Literacy Specialist	$66,000	CTAC approved the use of rollover funds in August 2026.

Year Two projected budget (October 2026 – September 2027)

Year Two brings together new CTAC and Alachua County funding with Year One rollover, for $1,357,500 available. Of that, $1,333,764 is allocated, leaving a projected $23,736 to roll over. Nearly half of the allocation goes to the Literacy Catalyst and Home Instruction operated by PEAK Literacy. UFLI expert services and Gainesville Thrives together make up just over a third. CNE also expects carry-over in the Community Program Investment line to support Year Three programming.





Line item	Amount	Pillar
Literacy Catalyst + Home Instruction (PEAK Literacy)	$624,684	Intervention / Remediation
Expert Services — UFLI anticipated with readiness partners (Jan–Sep 2027)	$250,000	K–3 Instruction + Readiness
Gainesville Thrives	$235,000	Readiness
ACR Team (coordinator + 2 consultants)	$120,000	Coordination
Community program investment (Literacy Specialist Apr–Sep; provider PD conference)	$43,000	Intervention / Remediation
ACPS stipends for instructional support	$35,000	K–3 Instruction
Project Read	$21,080	K–3 Instruction
Hub maintenance	$5,000	Coordination
Total allocated	**$1,333,764**	
Total available ($550,000 CTAC + $640,000 County + $162,500 Year One rollover)	$1,357,500	
Projected unallocated / rollover	**$23,736**	

CTAC portion. The CTAC contractual and professional services contract managed by the ACR team for Year Two totals $492,816 and is outlined below. In addition, funding for GNV Thrives at $95,000 and PEAK Home Instruction at $124,684 is also being invested through CTAC but managed outside the ACR contract.

CTAC contractual & professional services (Year Two)	Amount	Share
UFLI Services	$250,000	50.7%
ACR Team	$120,000	24.3%
Community Program Investment	$64,236	13.0%
ACPS Instructional Support Stipends	$35,000	7.1%
Project Read	$21,080	4.3%
Hub Maintenance / Marketing	$2,500	0.5%
Total requested from CTAC	**$492,816**	**100%**

Current Status and Next Steps

Pillar	Where things stand (Oct 2026)	Next steps
Readiness	BOCC funds received by Gainesville Thrives for Imagination Library; Initial meeting with early learning experts to identify interested partners	Identify early learning locations for targeted support, gather scopes of work, and execute MOUs ahead of the Spring 2027 Readiness implementation phase.
K–3 Core Instructional Support	Monthly UFLI–ACPS meetings; fidelity walkthroughs by UFLI and ACPS school and district leadership; School Implementation Team meetings at all four SI schools; Project Read PO complete with all K-2 ACPS teachers rostered	Preview the Project Read implementation plan with ACPS; review walkthrough data; execute coaching cycles with feedback; extend the UFLI professional learning resource portal to all ACPS educators.
Intervention / Remediation	Literacy Catalyst Cohort providers in strategic planning with Literacy Specialist across all sites, Florida Ready to Work access secured with Elite Training Center; literacy resources purchased for ACLD and GHA Elite Training Center young-adult learners; partnership to support youth at Juvenile Justice Center established	Share Florida Ready to Work with additional partners; deliver resources to youth and young-adult sites; review PEAK tutoring start-up and Literacy Specialist progress.
Coordination + Community Awareness	Moved to the shared work location; items for 100 Readiness bags and young-adult learning received; Community Advisory Council established and Chair selected. Variety of media outlets engaged	Launch physical Hubs resources; schedule a funders' tour; Community Advisory Council Chair to set the Council meeting schedule; Council to raise awareness and media; regular updates to virtual Hub

Challenges and Lessons from Year One

- **Scope versus funding.** UFLI's full community proposal was beyond the available funding, and drafting it took longer than planned. Reframing UFLI around ACPS and anticipated support in early learning produced a fundable scope that matches the Helios model.
- **Contracting pathways.** UF legal requirements, ACPS legal review of Project Read, and staffing changes at COE all slowed agreements. Future timelines should plan for institutional review.
- **Parallel efforts.** The United Way Campaign for Grade Level Reading group built a separate birth-to-grade-3 resource hub. ACR links to it rather than duplicating it.
- **Partner engagement.** Engagement was uneven early on. Joint ACR-PEAK weekly reporting meetings and holding the July 15 Kick-Off improved coordination.
- **School-year timing.** Assessment and classroom implementation could not start until school opened, so the first measurable results will come in Year Two.

ALACHUA COUNTY READS

Project Update

As of October 26, 2026

A briefing for the Children’s Trust of Alachua County Board

Alachua County Reads Team and the Center for Nonprofit Excellence

Current Activities Update

READINESS

- ACR partners with Gainesville Thrives to attend Literacy Night at Oak Tree Christian Academy (north) with guest speaker, pediatrician and UF instructor Dr. Capote (see photos)
- ACR meets with CTAC for updates on early learning initiatives and strategy for Readiness pillar 10/27/26
- Readiness expert initial MOU meeting scheduled with UFLI for 10/28/26
- ACR scheduling volunteer event to prepare Red Readiness Backpacks with ACLD volunteers

K-3 CORE INSTRUCTIONAL SUPPORT

- ACR-UFLI-ACPS Monthly Meeting update on November 6th
- UFLI provided monthly outline of activities (see next slide)
- UFLI reporting at Quarterly Partner Meeting indicated early success in building teacher capacity
- Reporting CTAC Performance Success Measures in November

INTERVENTION / REMEDIATION

- ACR scheduling volunteer event to prepare GED/Adult Literacy Resource distribution with ACLD, PFSF, and Elite Training (early November); tour to follow
- Literacy Specialist acquired resource materials for Staff modeling and instruction with students @ cohort sites
- Literacy Catalyst operated by PEAK provided update on sites and students served (see slide): ACR Literacy Speciaist serving students that do not meet Great Leaps requirements

COORDINATION + COMMUNITY AWARENESS

- Quarterly Partnership Workgroup Meeting on October 14th (see meeting summary attached)
- ACR interviewed by Nick @ Mainstreet Newspaper
- Tabling activity @ CTAC Lights on Afterschool Event on October 21 (see photos)
- Community Advisory Council virtual meeting scheduled for 7pm on November 2nd
- ACR Newsletter first edition Friday, October 30th

	School & District Leaders	Literacy Specialists	K-2 Teachers	All Educators
September	Monthly School Implementation Team Partnership Meeting School Visit & Support #1	Literacy Specialist Welcome Back PD (9/18) School Visit & Support #1	Enrolling in Canvas (Asynchronous PD Support)	Implementation Training Series (9/8, 9/10, 9/15) Project Kick-Off (9/16)
October	Monthly School Implementation Team Partnership Meeting School Visit & Support #2	UFLI PD Session (10/21) UFLI Virtual Coaching Cycles begin School Visit & Support #2	UFLI PD Session (10/21) UFLI Virtual Coaching Cycles begin	Asynchronous Learning Opportunities and Resources
November	Monthly School Implementation Team Partnership Meeting School Visit & Support #3	UFLI PD Session (11/18) School Visit & Support #3	UFLI PD Session (11/18)	
December	Monthly School Implementation Team Partnership Meeting	Literacy Specialist PD (12/11) UFLI PD Session (12/16)	UFLI PD Session (12/16)	

Active Students

- Pineridge: 13
- AMIKids: 10
- Oakview: 25
- Willie Mae: 35
- Sweetwater: 27
- Girls Place: 41
- Kids Count: 6
- Williams Elementary: 17
- Sidney Lanier: 7
- Resilience Charter School: 25
- Aces in Motion (AIM): 47

Total= 253 + 72 Online =

325 Students Active

PEAK LITERACY



Recently graduated student from AIM



A student from Pineridge graduated from PEAK

Pending Sites

- GPAL
- Caring and Sharing
- Project Youth Build
- DJJ
- Strong Minded Mentoring

Highlights

Gainesville Thrives Literacy Night @ Oak Tree North







Guest Reader Dr. Capote



Readiness and Adult Literacy Resources







Lights on Afterschool @ Willie Mae Stokes Community Center