



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Neighborhoods Department  
Housing & Community Development Division  
214 N. Hogan Street, 7<sup>th</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8200  
www.coj.net

## Local Option Affordable Housing Tax Exemption 2024 Approved Certifications

Ordinance 2023-0349-E provides an ad valorem tax exemption for portions of multifamily projects containing 50 or more residential units, where 20 percent of the project is used to provide affordable housing.

In its 2023 session, the Florida Legislature passed the “Live Local Act” which addressed the affordable housing crisis in Florida, including authorizing property tax relief for certain properties providing affordable housing to households earning up to 60 percent of the area median income and households whose income does not exceed 30 percent of the area median income. Ordinance 2023-0349-E as passed by the Jacksonville City Council adopts the local option affordable housing tax exemption in Jacksonville, as outlined by the state.

**The list below is a public listing of all developments (11) that received the “certification” needed to qualify for the local option affordable housing tax exemption in the 2024 tax year.**

Sydney Trace Apartments – Sydney Trace, Ltd. – 192 units

Pine Grove (Jackson Palms) – The Richman Group of Florida, Inc. – 168 units

Peyton Ridge Apartments – Peyton Ridge Community, Ltd. – 123 units

Mary Eaves Apartments – Mary Eaves, Ltd. – 80 units

Lofts at Murray Hill – Lofts at Murray Hill, Ltd. – 55 units eligible

Lofts at Monroe – Lofts at LaVilla on Monroe, Ltd. – 108 units

Lofts at LaVilla – Lofts at LaVilla, Ltd. – 130 units

Lofts at Jefferson Station – Lofts at LaVilla 2, Ltd. – 80 units eligible

Lofts at Brooklyn – Lofts at Brooklyn, Ltd. – 52 units eligible

Caroline Oaks Apartments – Caroline Oaks, Ltd. – 82 units

Bennett Creek Apartments – The Richman Group of Florida, Inc. – 106 units eligible