

Hollie A. Croft

Partner

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As co-chair of the firm's affordable housing practice, Hollie represents for-profit and nonprofit developers in the development, acquisition, construction, rehabilitation, operation, and sale of affordable multifamily housing for families and seniors throughout the United States and Puerto Rico, utilizing a wide range of federal, state and local affordable housing programs. She also represents developers in market rate transactions. Hollie was selected for Connect CRE's 2021 Lawyers in Real Estate Award and currently serves as assistant corporate leader for the firm.

Experience

The following is a selected sampling of matters and is provided for informational purposes only. Past success does not indicate the likelihood of success in any future matter.

Experience

Ms. Croft has significant transactional experience representing clients in affordable housing, including:

- Low Income Housing Tax Credit (LIHTC) applications, structuring and equity investments
- Tax-exempt and taxable bonds
- HUD and FHA insured programs and subsidies (including 221(d)(4), 223(f), 232, 202, 236, 811, Section 8, VASH, RAD, LIPHRA, ELIPRHA) and assignments, modifications, renewals, transfers of physical assets (TPA), and modified transfers of physical assets
- Joint ventures, including public/private partnerships, nonprofit/for profit partnerships, and preservation funds
- Conventional predevelopment, construction and permanent financing
- Federal, state and local loan and subsidy programs (including HOME, CDBG, NSP, SAIL, ELI, SHIP, AHP, and numerous other programs)
- Year 15 dispositions of LIHTC properties (including property sales and equity investor exits)

Education

University of Florida Levin College of Law, JD, honors (2004)

University of Florida, Warrington College of Business, MS, Finance (2004)

University of Florida, Warrington College of Business, BSBA, Business Administration (2001)

Admissions

Florida

Practice Areas

[Affordable and Workforce Housing](#)

[Corporate & Securities](#)

[Opportunity Zones](#)

[Real Estate Capital Markets](#)

Industries

[Real Estate](#)

- Portfolio sales of LIHTC and other affordable housing properties
- Loan defaults and workouts

Representative transactions include:

- Representation of a national real estate and management company in the \$315 million HUD financing for the company's Florida apartment portfolio.
- Representation of a nonprofit organization that provides safe and affordable housing for individuals with special needs, involving 9% low income housing tax credits, tax credit equity, a conventional construction loan, SAIL and SAIL ELI loan and grant funds, and AHP funds.

Recognitions

The bar rules of some states require that the standards for an attorney's inclusion in certain public accolades or recognitions be provided. When such accolades or recognitions are listed, a hyperlink is provided that leads to a description of the respective selection methodology.

- [2025 GlobeSt. Woman of Influence](#), CRE Legal Counsel
- [Florida Trend Notable Woman Leader in Law in 2024](#)
- [Influencer in Multifamily 2024](#), ALM Media
- [Connect CRE's 2021 Lawyers in Real Estate Award](#)
- [40 Under 40](#), Orlando Business Journal
- [AV® Preeminent™ Peer Review Rated by Martindale-Hubbell](#)

Professional Activities

- Member, American Bar Association & Forum Committee on Affordable Housing and Community Development Law; Committee Member, HUD and HUD Programs & Tax Credits and Equity Financing
- Member, Orange County Bar Association
- Secretary, Director, Executive Committee Member, Coalition of Affordable Housing Providers, Inc.
- Past Member (appointed by the Florida Speaker of the House), Florida Legislature's 2017 Affordable Housing Workgroup

Community

- Member, Board of Directors, United Against Poverty Orlando
- Past Chair, Orlando Advisory Board, Best Buddies Florida
- Member, CREW Orlando

Articles & Speeches

Insights

[What Florida's Live Local Act Looks Like Now—and What It Means](#), *Multi-Housing News*- Co-Author (July 3, 2024)
[Legally Speaking: Federal Affordable/Workforce Housing Legislation Déjà Vue](#), *NH&RA Tax Credit Advisor Articles*- Co-Author (March 1, 2024)
['Missing Middle' Property Tax Exemption Now Available](#), *Orlando Business Journal*- Co-Author (November 29, 2023)
[Inside Florida's New Workforce Housing Law](#), *Multi-Housing News*- Co-Author (September 6, 2023)
[Why All Eyes Are On Florida's Affordable Housing Reform](#)- Co-Author (August 8, 2023)
[Legally Speaking: Florida's New Live Local Act](#), *Tax Creditor Advisor*- Co-Author (August 2023)
[Why Central Florida Project Developers Need to Pay Attention to Florida's Live Local Act](#), *Orlando Business Journal*- Co-Author (June 28, 2023)

Events/Speaking Engagements

[ABA Affordable Housing & Community Development Fall Conference: Advanced LIHTC Financial Projections](#)- Faculty Member (October 18, 2019)

Alerts

[A Primer on Florida's Affordable/Workforce Housing Property Tax Exemptions](#), Nelson Mullins' Affordable Housing News (November 7, 2025)
[2026 Missing Middle Tax Exemption: Are You Ready?](#), Nelson Mullins' Affordable Housing News (September 17, 2025)
[The Live Local Act's Often Overshadowed Affordable Housing Benefit](#), Nelson Mullins' Affordable Housing News (June 13, 2025)
[One Big Beautiful Bill's Impact on Affordable Housing](#), Nelson Mullins' Affordable Housing News (May 23, 2025)
[HUD Releases 2025 Income Limits](#), Nelson Mullins' Affordable Housing News (April 10, 2025)
[Local Updates on the Missing Middle Exemption of the Florida Live Local Act](#), Nelson Mullins' Affordable Housing News (December 19, 2024)
[FinCEN Extends BOI Reporting Deadline for Companies Affected by Hurricane Milton](#), Nelson Mullins' Affordable Housing News (November 12, 2024)
[Live Local Act Update – Multifamily Middle Market Property Tax Exemption \(196.1978\(3\)\)](#), Nelson Mullins' Affordable Housing News (September 12, 2024)
[Navigating Florida Housing's 2024 Multifamily Rental Programs Income and Rent Limits Chart](#), Nelson Mullins' Affordable Housing News (April 5, 2024)
[From Local Initiatives to State Legislation: Assessing the Influence of the Enhancement Bill on Florida's Live Local Act](#), Nelson Mullins' Affordable Housing News (April 1, 2024)
[Florida Legislature Enacts Overhaul: CB/HB 7073 Property Tax Exemptions Explained](#), Nelson Mullins' Affordable Housing News (March 15, 2024)
[Florida Housing to Reopen Portal for Additional Multifamily Middle Market Certification Requests](#), Nelson Mullins' Affordable Housing News (February 5, 2024)
[Jacksonville Enacts Affordable Housing Tax Exemption Pursuant to Live Local Act](#), Nelson Mullins' Affordable Housing News (August 25, 2023)
[FHFC Publishes Multifamily Middle Market Certification FAQs](#), Nelson Mullins' Affordable Housing News (August 24, 2023)
[Florida 'Live Local Act' Provides Incentives to Build Affordable and Workforce Housing](#), Additional Nelson Mullins Alerts (April 4, 2023)