



Interoffice Memorandum

December 6, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: Mitchell Glasser, Manager
Housing and Community Development Division
407-836-5190

SUBJECT: December 17, 2019 – Public Hearing
Resolution - Disposition of Publicly Owned Properties that are
Suitable for Affordable Housing

In 2006, the Florida Legislature adopted House Bill 1363 requiring each county to prepare an inventory list of all county-owned properties within its jurisdiction that are appropriate for use as affordable housing. The governing body of the county must review the inventory list at a public hearing and adopt a resolution that includes an inventory list of properties every three years.

House Bill 1363 provides the following alternatives to the list of properties:

- 1) The properties may be sold and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or
- 2) The properties may be sold with a restriction that requires the development of the property as permanent affordable housing, or
- 3) The properties may be donated to a non-profit housing organization for the construction of permanent affordable housing, or
- 4) The county may otherwise make the properties available for use for the production and preservation of permanent affordable housing.

On February 10, 1998, the Board approved Resolution 98-M-01 authorizing the conveyance of publicly owned properties suitable for affordable housing to non-profit housing organizations under the Affordable Housing Foreclosed Properties Program. The Housing and Community Development Division will inform local non-profit entities of any suitable properties and solicit their interest in developing the properties for affordable housing.

Orange County will negotiate agreements with interested non-profit organizations to develop affordable housing. Such agreements will be subject to approval by the Board.

ACTION REQUESTED: Adoption and execution of Resolution of the Orange County Board of County Commissioners regarding the Disposition of Publicly Owned Properties that are Suitable for Affordable Housing. All Districts

JWW:MG:ER

RESOLUTION

of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
**THE DISPOSITION OF PUBLICLY OWNED PROPERTIES
THAT ARE SUITABLE FOR AFFORDABLE HOUSING**

Resolution No. _____

WHEREAS, in 2006, the Florida Legislature adopted House Bill 1363, an Act relating to affordable housing and providing for the disposition of county property for affordable housing, which is codified in Section 125.379, Florida Statutes (2018) (hereinafter referred to as "the Act"); and

WHEREAS, the Act requires that by July 1, 2007, and every three years thereafter, each county shall prepare an inventory list of all county-owned property in its jurisdiction that is appropriate for use as affordable housing by identifying each parcel's address, legal description, and whether the property is vacant or improved; and

WHEREAS, the Act further requires that the governing body of each county shall review the inventory list at a public hearing, and may revise the inventory list at the conclusion of the public hearing, but must adopt a resolution that includes an inventory list following the public hearing; and

WHEREAS, the Act provides that the properties identified as appropriate for use as affordable housing on the inventory list may be:

- 1) Offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing; or
- 2) Sold with a restriction that requires the development of the property as permanent affordable housing; or
- 3) Donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- 4) Made available for use for the production and preservation of permanent affordable housing; and

WHEREAS, Orange County is committed to creating affordable housing and has implemented programs to create and preserve affordable housing; and

WHEREAS, it is the practice of the County, through its staff from the Housing and Community Development Division, to partner with local non-profit entities to transfer certain County-owned properties to the non-profits for the development of affordable housing; and

WHEREAS, on February 10, 1998, the Board of County Commissioners approved Resolution No. 98-M-01 authorizing the conveyance of publicly owned properties suitable for affordable housing to non-profit developers of affordable housing under the Affordable Housing Foreclosed Properties Program; and

WHEREAS, in addition to properties that become available under the Affordable Housing Foreclosed Properties Program, Orange County Real Estate Management Division monitors all other County-owned properties for which there may no longer be a public use; and

WHEREAS, the Real Estate Management Division notifies all County divisions of the availability of these properties, and if no division claims a potential use for them, the Board of County Commissioners from time to time may declare such properties surplus and offer them for sale, or the properties may be maintained in the County's inventory; and

WHEREAS, in light of the Act, Orange County's commitment to affordable housing, and Resolution No. 98-M-10, the Board of County Commissioners desires that an inventory list of all County-owned properties appropriate for affordable housing be created and updated from time to time.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The above recitals are hereby incorporated and are to be considered binding.

Section 2. Orange County hereby reaffirms its commitment to the use of appropriate surplus properties for affordable housing. Staff from the Housing and Community Development Division, Real Estate Management Division, and the Code Enforcement Division will coordinate efforts to identify properties appropriate for affordable housing.

Section 3. In compliance with the Act, the Board of County Commissioners hereby adopts the inventory list of all County-owned properties that are appropriate for affordable housing attached as **Exhibit "A"** to this Resolution and incorporated herein by this reference, which identifies the parcels by address, legal description, and whether the property is vacant or improved.

Section 4. In compliance with the Act, the Real Estate Management Division and the Housing and Community Development Division shall cooperate to propose a revised inventory list for consideration to the Board of County Commissioners no later than three years from the effective date of this Resolution.

Section 5. Notwithstanding the foregoing, the Real Estate Management Division is directed to provide a list of surplus County-owned properties to the Housing and Community Development Division from time to time for determination of suitability of the properties for affordable housing.

Section 6. The Housing and Community Development Division will inform local non-profit entities of any suitable properties and solicit their interest in developing said properties for that purpose. County staff will seek to negotiate agreements with interested non-profit developers by which affordable housing can be developed and title to those properties transferred to the non-profit entities and thereafter to the income eligible inhabitants of the newly created housing. Such agreements will be subject to approval by the Board of County Commissioners.

Section 7. Effective date. This Resolution shall take effect upon the date of its adoption.

ADOPTED THIS _____ DAY OF _____, 2019.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

By: _____

Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: _____

Deputy Clerk

EXHIBIT "A"

County Properties Appropriate for Affordable Housing

Parcel #	Address	City	Legal Description	Status
13-22-27-5264-00-212	296 N. West Crown Point Road	Winter Garden	J S LOVELESS & J R SEWELLS SUB F/8 SE1/4 OF LOT 21 (LESS N 8 FT)	Vacant
03-23-29-0180-39-140	1101 25th Street	Orlando	ANGEBILT ADDITION H/79 LOT 14 BLK 39	Vacant
36-22-28-6416-03-140	304 S. Buena Vista Avenue	Orlando	ORLO VISTA HEIGHTS K/139 LOT 14 BLK C	Vacant
24-23-29-0192-10-050	203 E. Fillmore Avenue	Orlando	W R ANNOS ADD TO PINECASTLE F/53 LOT 5 (LESS E 2.5 FT) BLK 10	Vacant
09-21-28-5908-03-191	251 N. Maine Avenue	Apopka	NEW ENGLAND HEIGHTS L/19 LOT 19 (LESS S 5 FT & LESS W 5 FT FOR RD) BLK C SEE 2478/1812	Vacant
09-21-28-5908-03-330	148 N. New Hampshire Avenue	Apopka	NEW ENGLAND HEIGHTS L/19 LOT 33 BLK C	Vacant
20-20-27-0000-00-021	7290 Holly Street	Mount Dora	BEG NE COR OF NE1/4 OF NW1/4 OF NE 1/4 S 235 FT W 242.57 FT N 235 FT E 242.3 FT TO POB IN SEC 20-20-27 (LESS RD ON N)	Vacant
03-23-29-0182-93-050	1408 35th Street	Orlando	ANGEBILT ADDITION NO 2 J/124 LOT 5 BLK 93	Vacant
15-21-28-0000-00-028	1333 S. Highland Avenue	Apopka	N 60 FT OF W 140 FT OF THE FOLLOWING BEG 285 FT N OF SW COR OF NE1/4 OF SW1/4 RUN E 908.5 FT N 120 FT W 908.5 FT S 120 FT TO POB IN SEC 15-21-28 & (LESS THE WEST 30 FT THEROF PT TAKEN FOR R/W PER 1342/437 & 1342/438)	Vacant
15-21-28-0000-00-202	167 E. 15th Street	Apopka	BEG 637 FT S & 542 FT E OF W1/4 COR RUN N 100 FT E 60 FT S 100 FT W 60 FT TO POB IN SEC 15-21-28	Vacant
15-21-28-0000-00-156	309 E. 15th Street	Apopka	835/39 - ERROR IN DESC - E 75 FT OF W 255 FT OF N 81.3 FT OF S 91.3 FT OF THE PARCEL BEG 396 FT SOUTH OF THE NW COR OF NE1/4 OF SW1/4, TH RUN EAST 440 FT, THE SOUTH 324.5 FT, THE WEST 440 FT, TH NORTH 324.5 FT TO POB SEC 15-21-28	Vacant
07-22-29-5174-03-240	4818 Okeefe Street	Orlando	LONDONDERRY HILLS SECTION TWO W/149 LOT 24 BLK C	Vacant
03-23-29-0180-40-150	1043 25th Street	Orlando	ANGEBILT ADDITION H/79 LOT 15 BLK 40	Vacant
03-23-29-0183-19-090	1416 40th Street	Orlando	ANGEBILT ADDITION NO 2 J/124 LOT 9 BLK 109	Vacant
03-23-29-0180-46-020	1102 25th Street	Orlando	ANGEBILT ADDITION H/79 LOT 2 BLK 46	Vacant
03-23-29-0180-39-130	1103 25th Street	Orlando	ANGEBILT ADDITION H/79 LOT 13 BLK 39	Vacant
03-23-29-0180-46-030	1104 25th Street	Orlando	ANGEBILT ADDITION H/79 LOT 3 BLK 46	Vacant
03-23-29-0183-20-090	1320 40th Street	Orlando	ANGEBILT ADDITION NO 2 J/124 LOT 9 BLK 110	Vacant
03-23-29-0183-20-120	1338 40th Street	Orlando	ANGEBILT ADDITION NO 2 J/124 LOT 12 BLK 110	Vacant
03-23-29-0183-20-110	1336 40th Street	Orlando	ANGEBILT ADDITION NO 2 J/124 LOT 11 BLK 110	Vacant
10-21-28-0000-00-078	315 E 1st Street	Apopka	W 138.7 FT OF S 142 FT OF SE1/4 OF NW1/4 (LESS S & W 30 FT FOR R/W) OF SEC 10-21-28	Vacant
15-21-28-0760-00-080	1529 Clarcona Rd	Apopka	BOBBIE JOE ADDITION Q/133 LOT 8	Vacant
15-21-28-1364-00-630	123 Short St	Apopka	CLARKSVILLE F/104 LOTS 63 & 64	Vacant
28-22-29-8928-00-502	2303 W Central Blvd	Orlando	WAGNER SUB F/60 W1/2 OF LOT 50	Improved
15-21-28-1364-00-290	132 E 12th Street	Apopka	CLARKSVILLE F/104 LOT 29	Vacant
15-21-28-1364-00-300	126 E. 12th Street	Apopka	CLARKSVILLE F/104 LOTS 30 & 31	Vacant
16-21-28-0000-00-060	1367 S. Central	Apopka	S1/2 OF SW1/4 OF SE1/4 OF NE1/4 OF SE1/4 (LESS W 30 FT FOR R/W) OF SEC 16-21-28	Vacant
15-21-28-0000-00-140	321 E 15th Street	Apopka	E 75 FT OF W 330 FT OF N 81.3 FT OF S 91.3 FT OF THE PARCEL BEG 396 FT SOUTH OF THE NW COR OF NE1/4 OF SW1/4, TH RUN EAST 440 FT, THE SOUTH 324.5 FT, THE WEST 440 FT, TH NORTH 324.5 FT TO POB SEC 15-21-28	Vacant
16-21-28-6040-03-250	16 W Ella J Gilmore Street	Apopka	OAK LAWN O/141 LOT 25 BLK 3	Vacant
03-23-29-0180-14-050	906 19th Street	Orlando	ANGEBILT ADDITION H/79 LOT 5 BLK 14	Improved