

Board of County Commissioners

Resolution

**Disposition of County Properties that
are Appropriate for Use as Affordable
Housing**

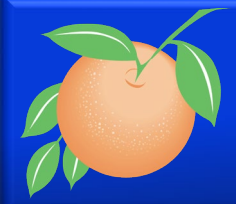
Public Hearing

October 24, 2023



Presentation Outline

- **Background**
- **Resolution, Inventory List, and Locations**
- **Application Process**
- **Action Requested**



Presentation Outline

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Background

- **Since 2006, section 125.379, Florida Statutes (the “Statute”), has required each county to prepare an inventory list every three (3) years of all real property within the county’s jurisdiction, to which the county holds fee simple title, that is appropriate for use as affordable housing.**



Background

- **The Statute:**
 - Requires the BCC to review the inventory list at a public hearing;
 - Allows the BCC to revise the inventory list at the conclusion of the public hearing; and
 - Requires the BCC to adopt a resolution and inventory list of real property identified as appropriate for use as affordable housing.
- **Inventory list must include the address and legal description of each property and specify whether the property is vacant or improved.**



Background

- **Orange County's most recent inventory list was adopted on December 13, 2022, via Resolution No. 2022-M-61 and includes 20 lots identified as appropriate for use as affordable housing.**
 - **States the County's intent to donate the properties to nonprofit housing organizations for the construction of permanent affordable housing.**
 - **Directs HCD to inform nonprofits of properties and solicit interest in development.**
 - **Directs staff to negotiate agreements with nonprofit developers for BCC approval.**



Background

- In March of 2023, the Governor approved Senate Bill 102 (the “Live Local Act”) amending the Statute to:
 - Require counties to include properties owned by dependent special districts on the inventory lists;
 - Require counties to publish inventory lists on county websites;
 - Encourage counties to adopt best practices for surplus land programs; and
 - Authorize counties to use properties identified on the inventory list for affordable housing through long-term land leases.



Resolution, Inventory List, and Locations

- **The Statute now provides that properties on the inventory list may be:**
 - 1) **Used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing;**
 - 2) **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;**
 - 3) **Sold with a restriction that requires the development of the property as permanent affordable housing;**
 - 4) **Donated to a nonprofit housing organization for the construction of permanent affordable housing; or**
 - 5) **Alternatively, otherwise made available for use for the production and preservation of permanent affordable housing.**



Presentation Outline

- Background
- **Resolution, Inventory List, and Locations**
- Application Process
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Resolution, Inventory List, and Locations

- **The present Resolution is similar to Resolution No. 2022-M-61.**
 - Reaffirms the County’s commitment to affordable housing.
 - States the County’s intent to donate the properties to nonprofit housing organizations for the construction of permanent affordable housing.
 - Directs HCD to inform nonprofits of the properties and solicit interest in development.
 - Directs staff to negotiate agreements with nonprofit developers for BCC approval.
 - Attaches an inventory list of properties that are appropriate for use as affordable housing.



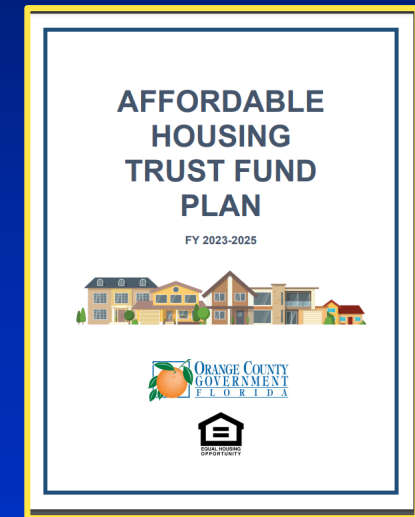
Resolution, Inventory List, and Locations

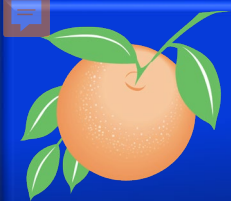
- **The County's Real Estate Management Division and HCD prepared the present Inventory List for the BCC's review.**
 - **HCD coordinated with dependent special districts in Orange County to identify real property appropriate for use as affordable housing.**
 - **The Inventory List has a total of 25 properties: 20 Orange County properties and 5 Orange Blossom Trail Community Redevelopment Agency properties.**
- **Upon adoption of the Resolution and Inventory List, local nonprofit housing organizations will be notified of the properties and the County's application process.**



Resolution, Inventory List, and Locations

- **The Housing Trust Fund supports three land banking strategies:**
 - Active Acquisition of Property for Housing Development
 - Proposals for Development of County-owned properties
 - Development of County-Owned Properties by Nonprofit Organizations
- **In 2021, 27 County-owned properties were conveyed to six non-profits (\$15,000 grant/housing unit)**
 - 8 complete, 1 under construction, 14 in the development process, 4 pending





Resolution, Inventory List, and Locations

- Affordable Homeownership Units





Resolution, Inventory List, and Locations

- **A total of twenty-five (25) properties in Orange County have been identified as appropriate for use as affordable housing and included on the Inventory List:**
 - 9 properties in District 2
 - 2 properties in District 3
 - 1 property in District 5
 - 13 properties in District 6
 - 5 owned by dependent special district (Orange Blossom Trail CRA)



Resolution, Inventory List, and Locations

Nine (9) properties in District 2

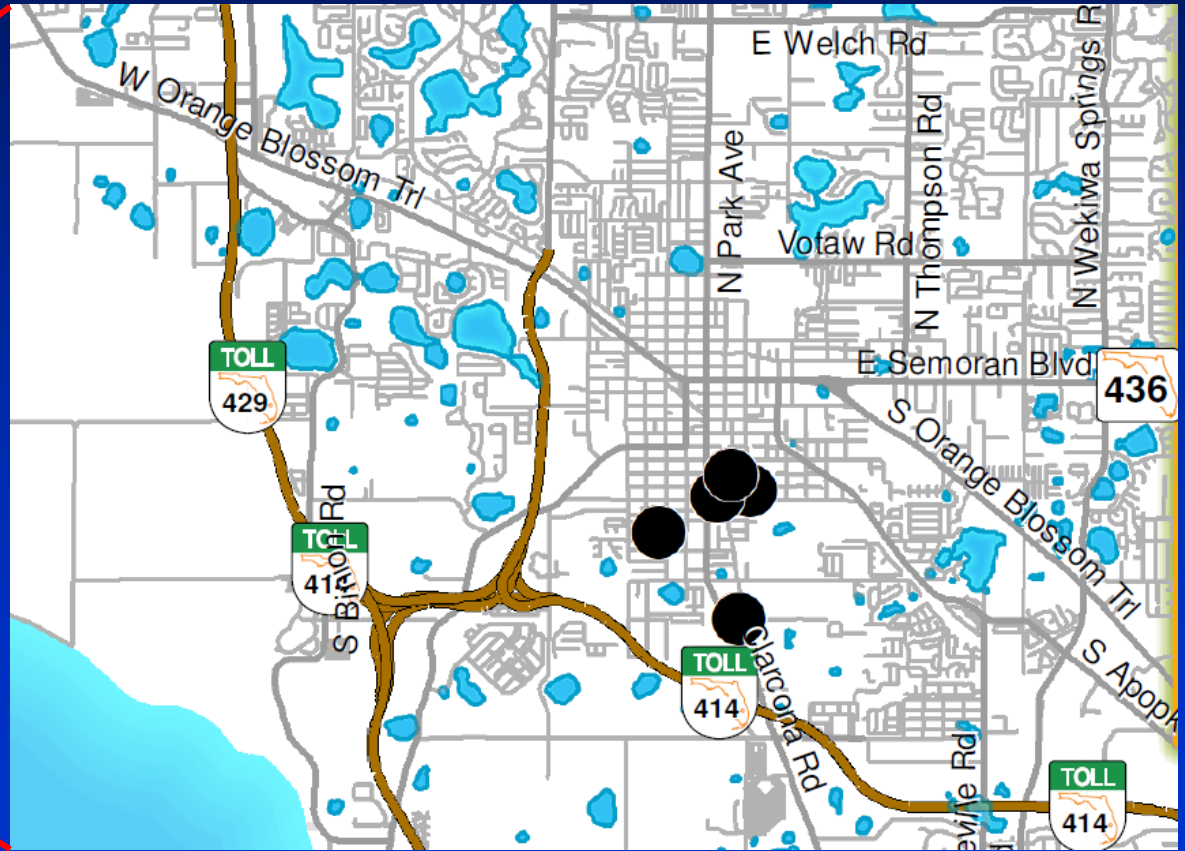
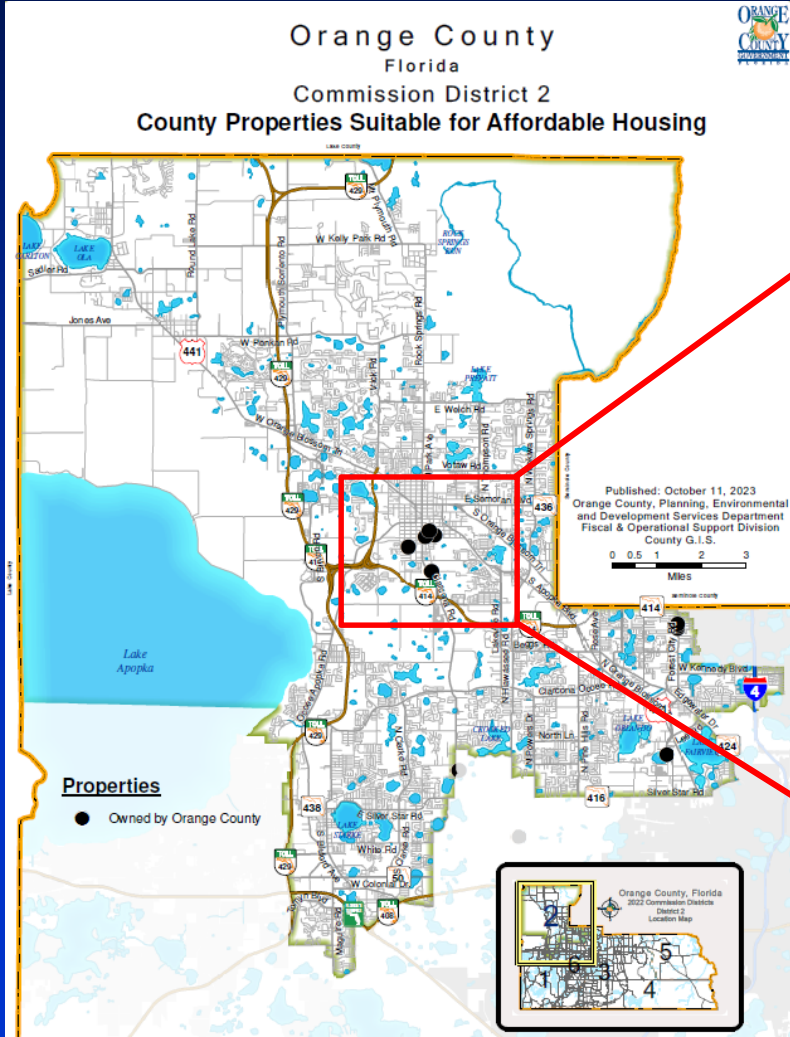
Orange County or Dependent Special District	Parcel #	Address	City	Legal Description	Status
Orange County	09-22-29-0534-00-080	3010 Bess Lane	Orlando	BAY LAKE SHORES Y/91 LOTS 8 & 9 (LESS RD R/W)	Vacant
Orange County	15-21-28-1364-00-760	Short Street	Apopka	CLARKSVILLE F/104 LOTS 76 & 77 & N1/2 OF LOT 75	Vacant
Orange County	15-21-28-3280-00-782	1139 S Highland Avenue	Apopka	HACKNEY PROPERTY A/84 THE N 1/2 OF LOT 78	Vacant
Orange County	15-21-28-7532-00-130	202 E. 11th Street	Apopka	S A ROBINSON SECOND REVISION E/86 LOT 13	Vacant
Orange County	16-21-28-0000-00-235	W 17th Street	Apopka	W 30 FT & N 80 FT OF E 309 FT OF S1/2 OF SE1/4 OF NW1/4 OF SE1/4 (LESS N 80 FT OF E 215 FT OF S1/2 OF SE1/4 OF NW1/4 OF SE1/4) OF SEC 16-21-28	Vacant
Orange County	22-21-28-0000-00-025	1750 Old Apopka Road	Apopka	S 100 FT OF NW1/4 OF NW1/4 BETWEEN RDS (LESS W 225 FT MEASURED ON S) IN SEC 22-21-28	Vacant
Orange County	28-21-29-7460-01-010	2800 Pembroke Drive	Orlando	RIVERSIDE ACRES U/137 LOT 1 BLK A (LESS R/W ON E)	Vacant
Orange County	28-21-29-7460-02-010	2802 Drake Drive	Orlando	RIVERSIDE ACRES U/137 LOTS 1 & 29 BLK B (LESS E 19 FT FOR RD R/W)	Vacant
Orange County	28-21-29-7464-04-230	2803 Drake Drive	Orlando	RIVERSIDE ACRES FIRST ADDITION U/143 LOT 23 BLK D	Vacant



Resolution, Inventory List, and Locations

Nine (9) properties in District 2

South Apopka (5)

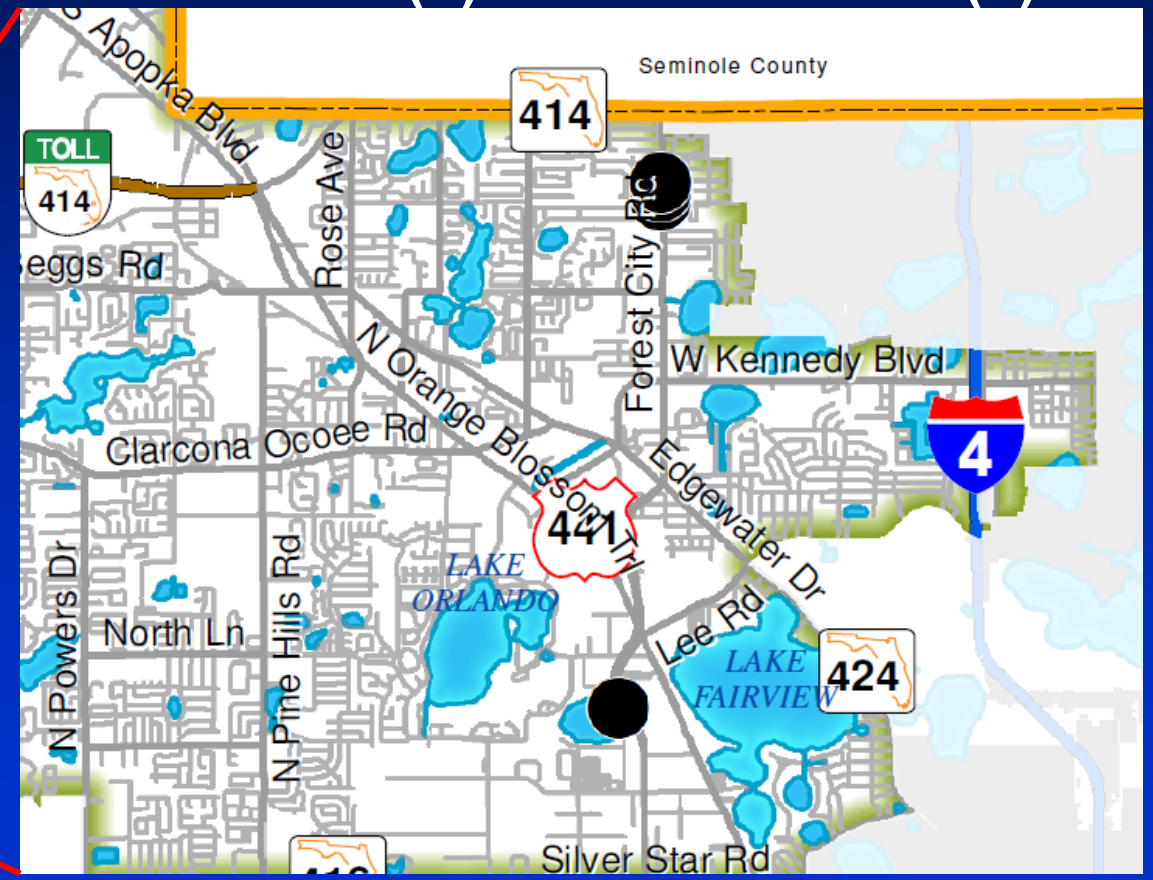
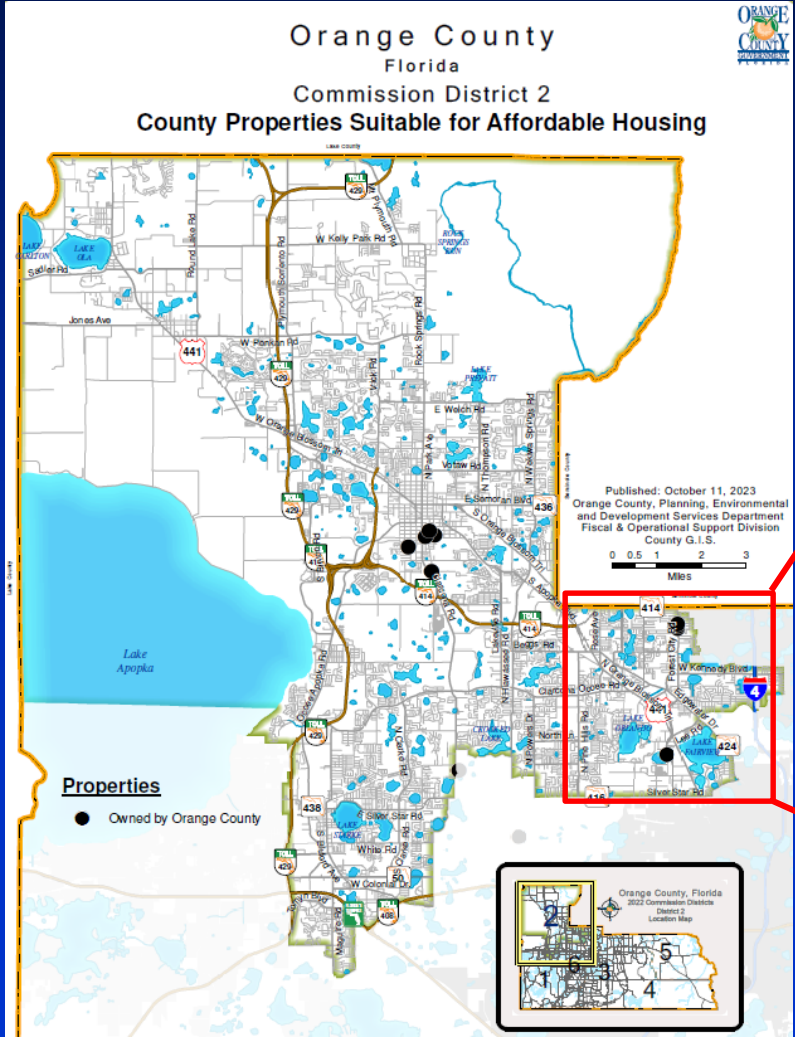




Resolution, Inventory List, and Locations

Nine (9) properties in District 2

Lockhart (3) and Rosemont (1)





Resolution, Inventory List, and Locations

Two (2) properties in District 3

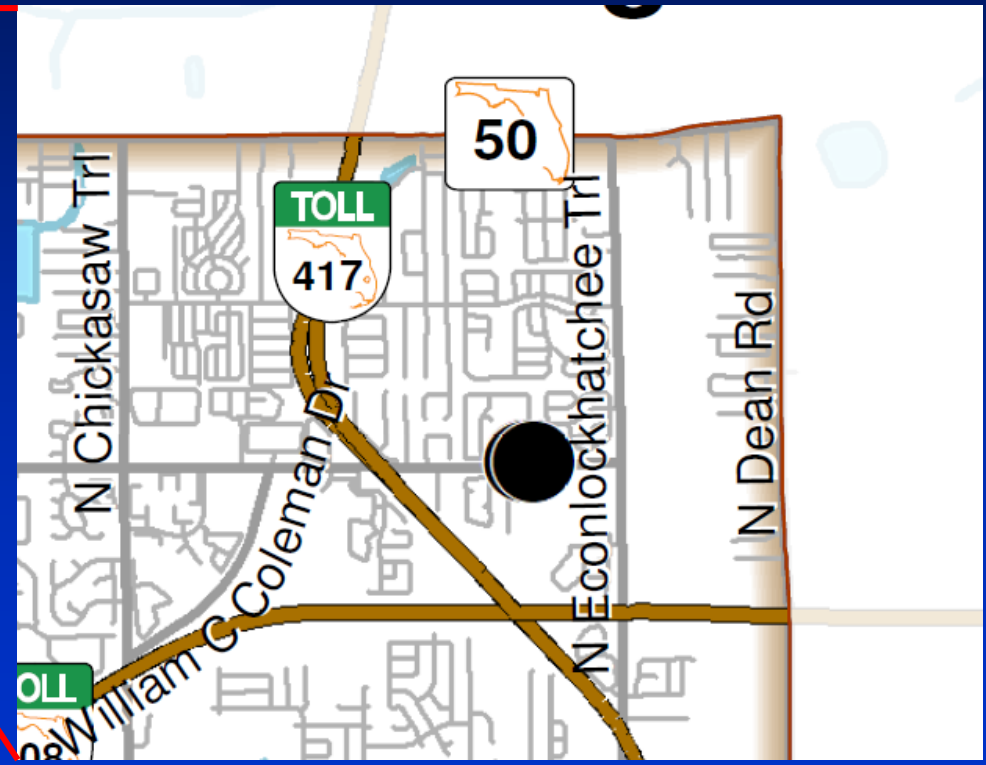
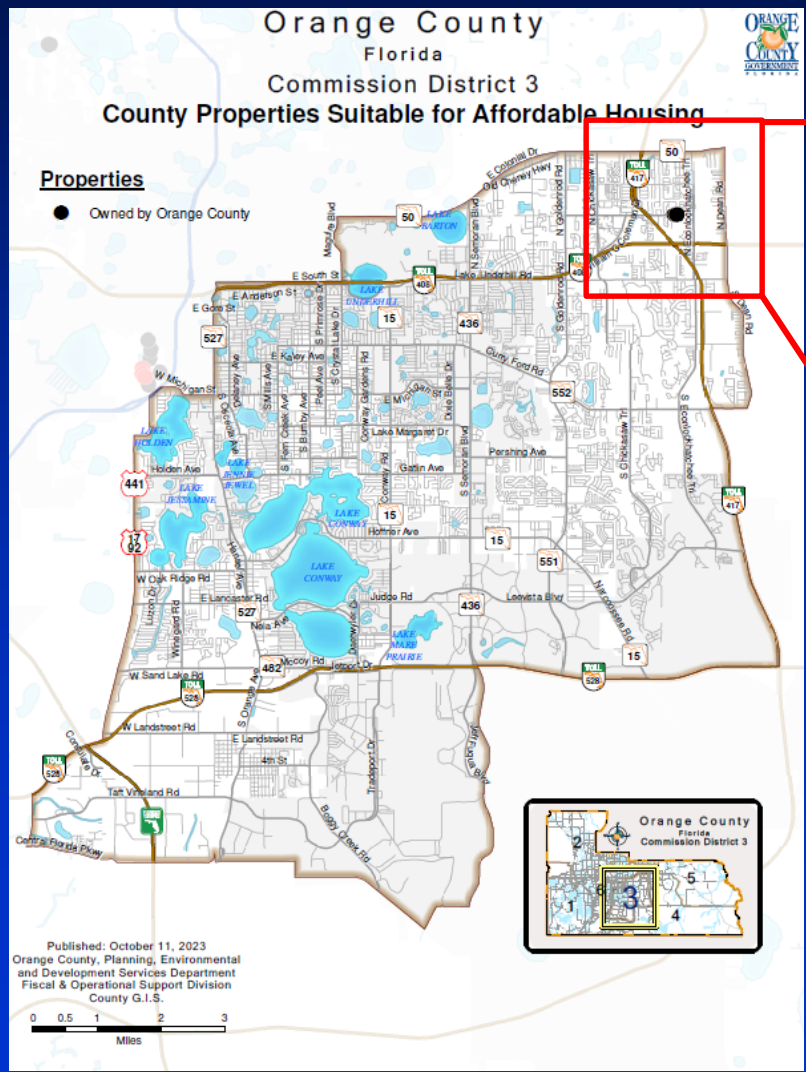
Orange County or Dependent Special District	Parcel #	Address	City	Legal Description	Status
Orange County	19-22-31-3883-00-090	802 Vista Palma Way	Orlando	THE ISLANDS PHASE 1 30/119 LOT 9 A	Vacant
Orange County	19-22-31-3883-00-085	803 Vista Palma Way	Orlando	THE ISLANDS PHASE 1 30/119 LOT 8 B (LESS COMM AT SW COR OF SEC 19-22-31 TH RUN N87-07-26E 1290.83 FT TO E LINE OS SW1/4 OF SW1/4 OF SEC TH N01-13- 20W 40.01 FT TO N R/W LINE OF VALENCIA COLLEGE LN FOR POB TH S87-07-26W 74.31 FT TO POC CONCV NELY HAVING A RAD OF 25 FT A CHORD BEARING OF N54-27-35W A CENTRAL ANGLE OF 76-49-59 & AN ARC DIST OF 33.52 FT TO POC CONCV SLY HAVING A RAD OF 11519.16 FT A CHORD BEARING OF N86-44- 26E A CENTRAL ANGLE OF 00-29-37 & AN ARC DIST OF 99.23 FT TH S01-13-20E 19.98 FT TO POB)	Vacant



Resolution, Inventory List, and Locations

Two (2) properties in District 3

Valencia East (2)





Resolution, Inventory List, and Locations

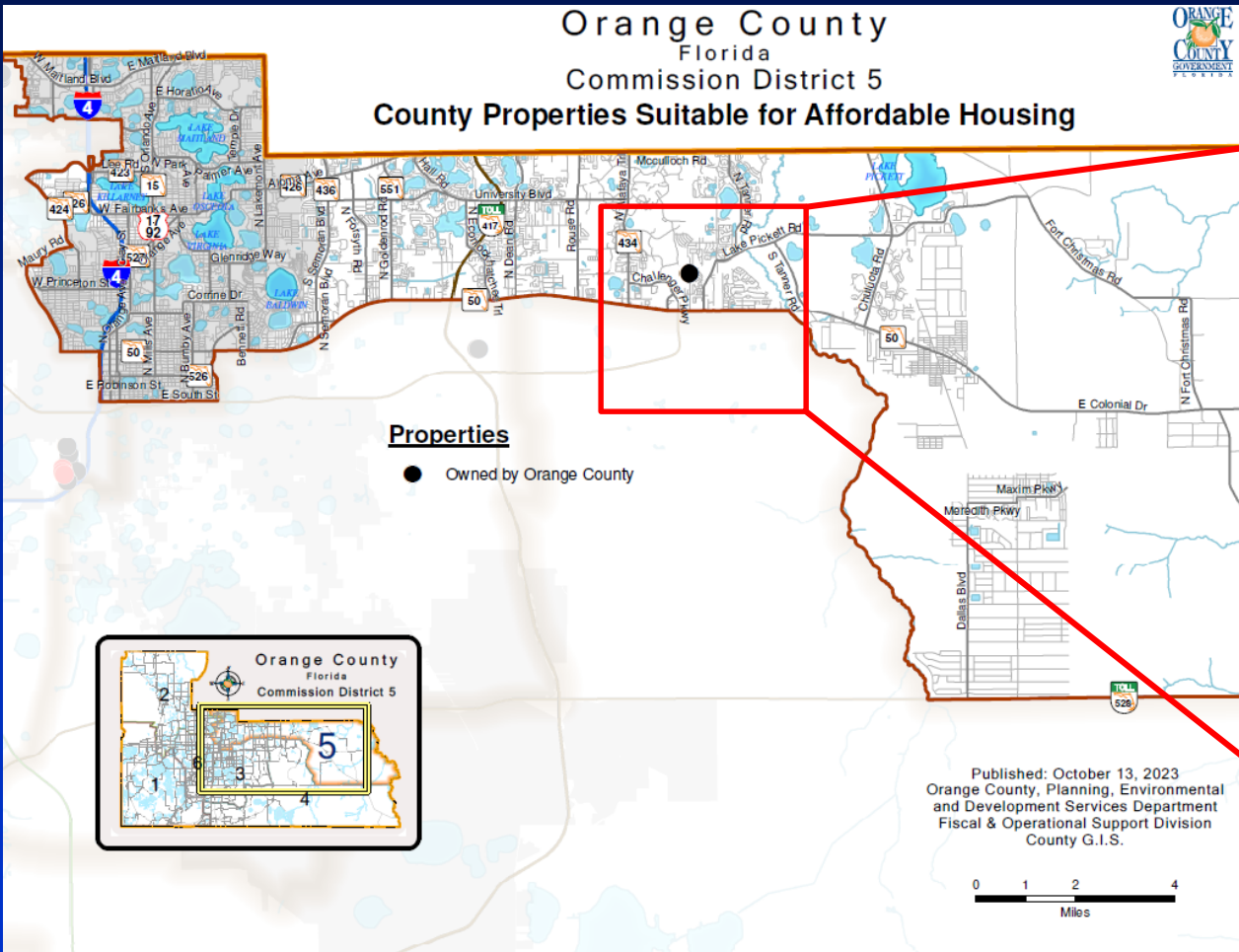
One (1) property in District 5

Orange County or Dependent Special District	Parcel #	Address	City	Legal Description	Status
Orange County	14-22-31-6539-12-090	2002 Bonneville Drive	Orlando	PALM LAKES ESTATES 5TH ADDITION U/85 LOT 9 BLK 102	Vacant

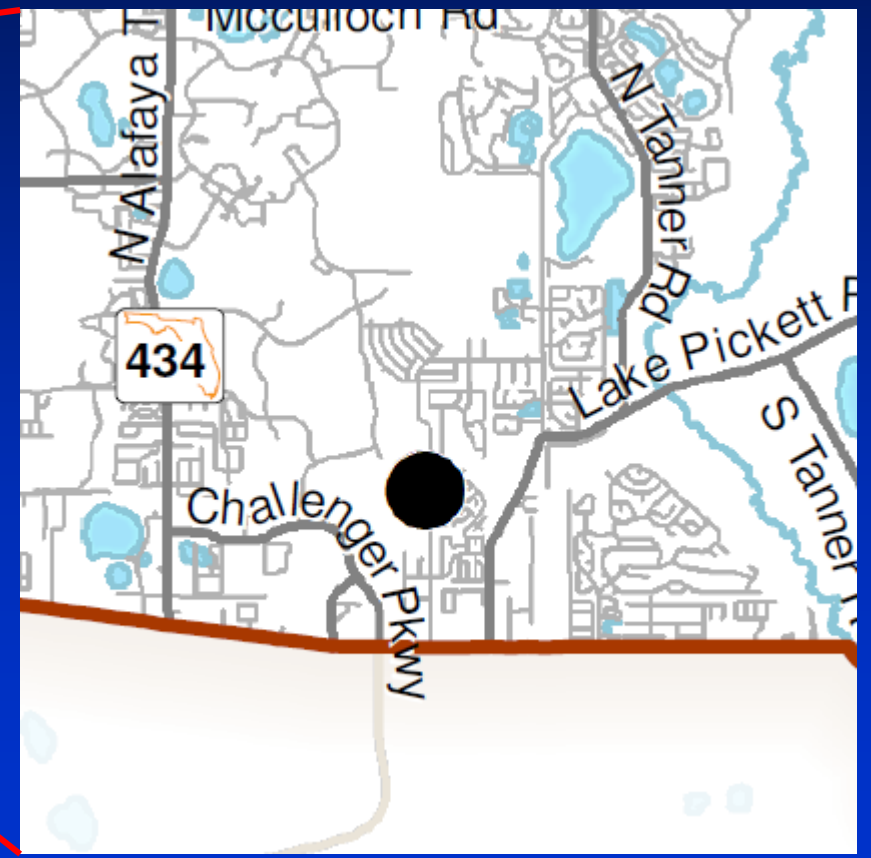


Resolution, Inventory List, and Locations

One (1) property in District 5



University- UCF Area (1)





Resolution, Inventory List, and Locations

Thirteen (13) properties in District 6

Orange County or Dependent Special District	Parcel #	Address	City	Legal Description	Status
Orange County	03-23-29-0180-04-140	937 18th Street	Orlando	ANGEBILT ADDITION H/79 LOT 14 BLK 4	Vacant
Orange County	03-23-29-0180-14-130	1909 S Westmoreland Drive	Orlando	ANGEBILT ADDITION H/79 LOT 13 BLK 14	Vacant
Orange County	03-23-29-0180-31-090	830 23rd Street	Orlando	ANGEBILT ADDITION H/79 LOT 9 BLK 31 SEE 2529/1889	Vacant
Orange County	03-23-29-0180-52-010	1006 26th Street	Orlando	ANGEBILT ADDITION H/79 LOTS 1 & 2 BLK 52	Improved
Orange County	10-22-28-0000-00-022	3605 N. Apopka Vineland Road	Orlando	W1/2 OF S1/2 OF S1/2 OF N1/2 OF NE1/4 OF SE1/4 (LESS N 30 FT & LESS W 30 FT FOR R/W) & (LESS R/W TAKING ON WEST) IN SEC 10-22-28	Vacant
Orange County	24-22-28-0595-01-080	1850 Kreidt Drive	Orlando	BEL AIRE WOODS 7TH ADDITION 3/129 LOT 108	Vacant
Orange County	25-22-28-6424-03-080	125 S John Street	Orlando	ORLO VISTA TERRACE N/95 LOT 8 BLK C	Vacant
Orange County	34-22-29-6316-00-136	1408 S. Westmoreland Drive	Orlando	ORLANDO FARM & TRUCK CO SUB D/45 THE S 69 FT OF N 1/2 OF E 165 FT OF LOT 13 (LESS E 15 FT FOR R/W) SEE 4230/3195	Vacant



Resolution, Inventory List, and Locations

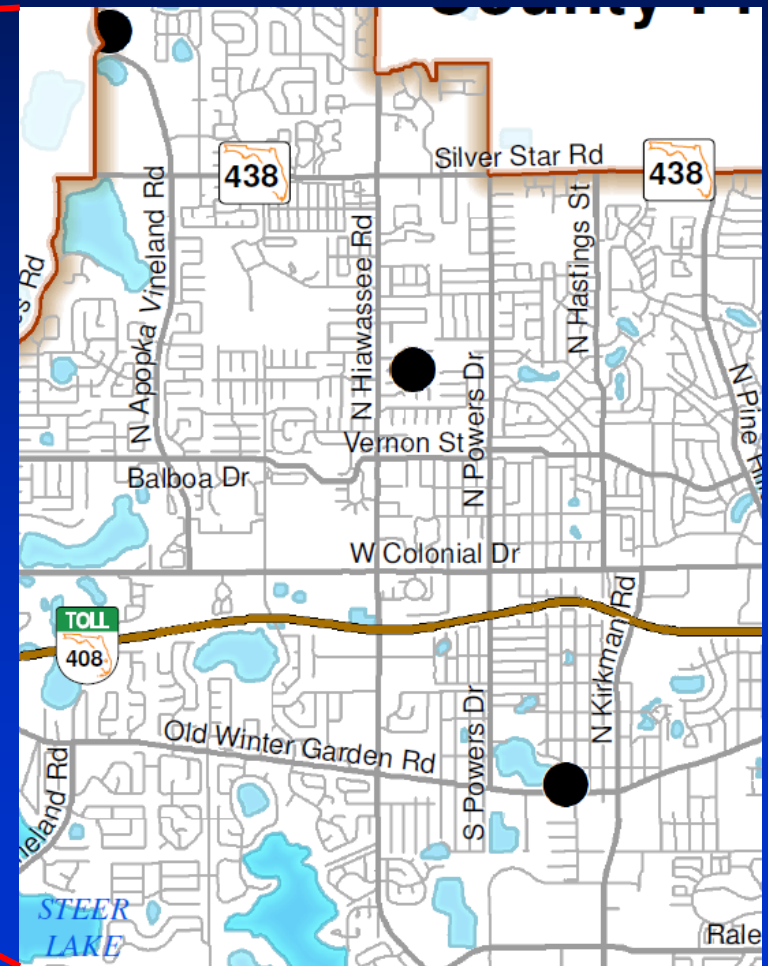
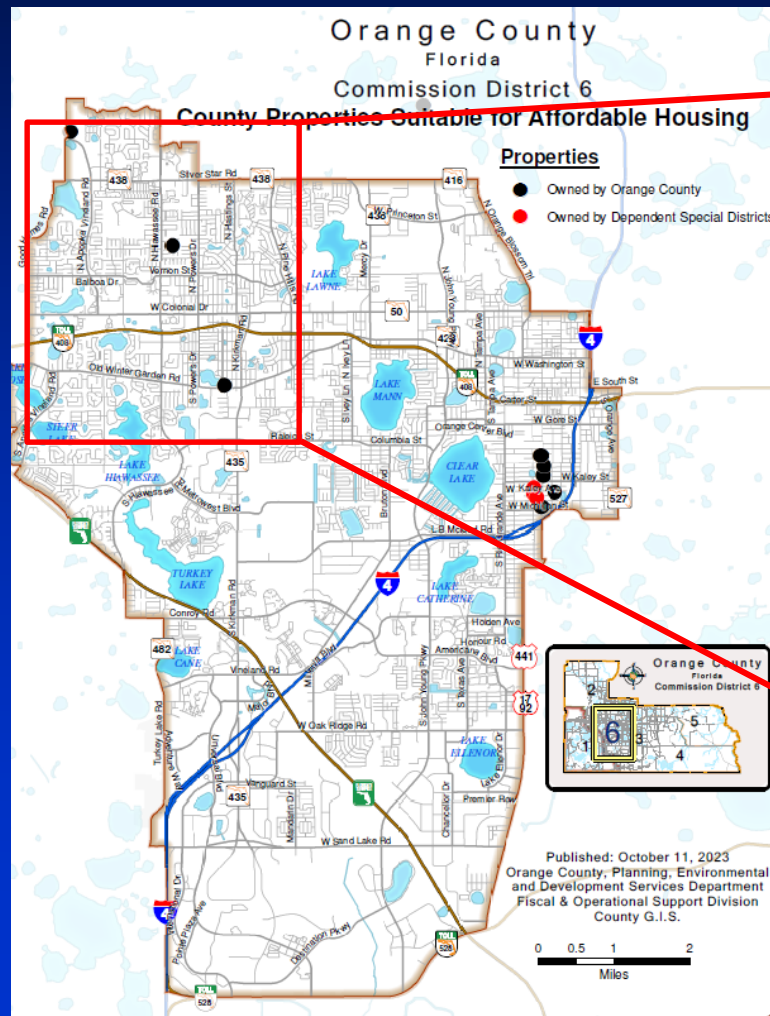
Thirteen (13) properties in District 6

Dependent Special District	Parcel #	Address	City	Legal Description	Status
Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-28-110	1050 22ND ST	Orlando	ANGEBILT ADDITION H/79 LOTS 11 & 12 BLK 28	Vacant
Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-28-130	2253 WOODS ST	Orlando	ANGEBILT ADDITION H/79 LOTS 13 & 14 BLK 28	Vacant
Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-33-110	2303 WOODS ST	Orlando	ANGEBILT ADDITION H/79 LOTS 11 & 12 BLK 33	Vacant
Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-33-132	2311 WOODS ST	Orlando	ANGEBILT ADDITION H/79 THE N 28 FT LOT 13 BLK 33	Vacant
Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-40-080	1018 24TH ST	Orlando	ANGEBILT ADDITION H/79 LOT 8 BLK 40	Vacant



Resolution, Inventory List, and Locations

Thirteen (13) properties in District 6
Pine Hills (2) and Orlo Vista (1)

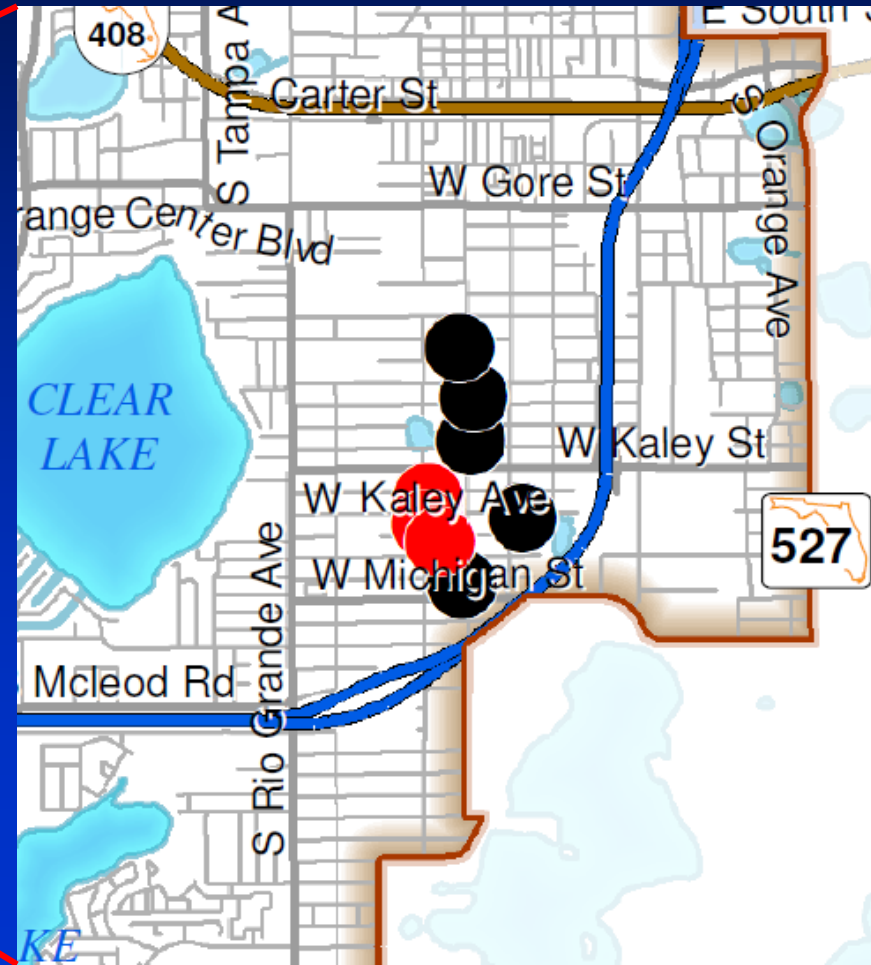
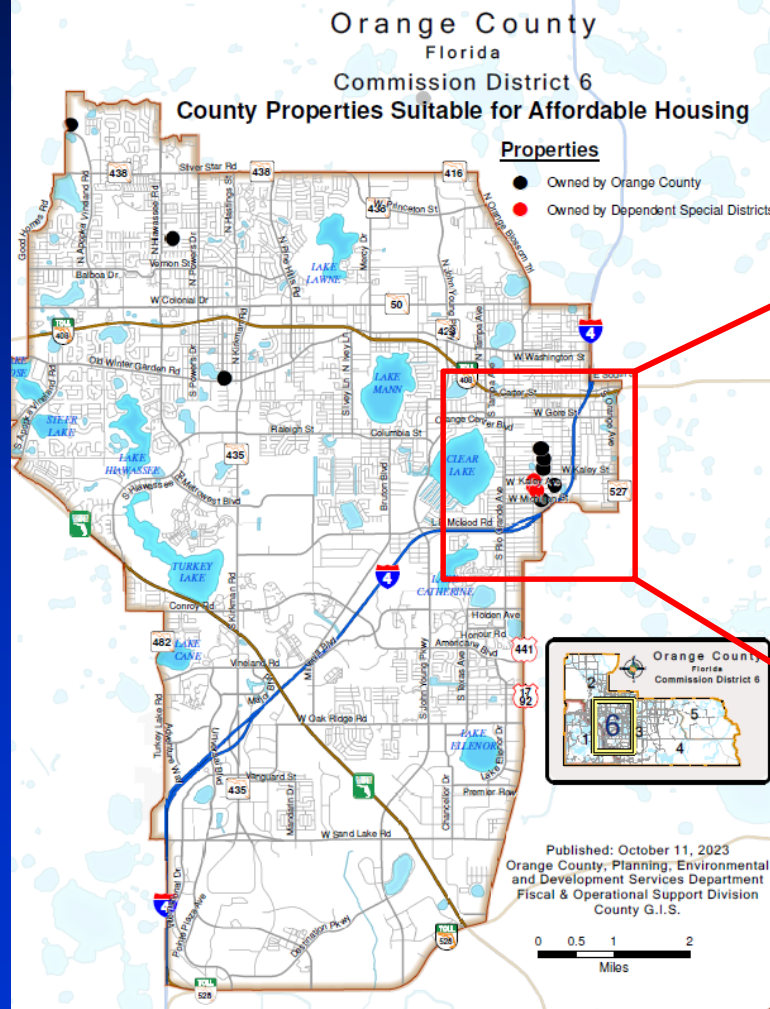


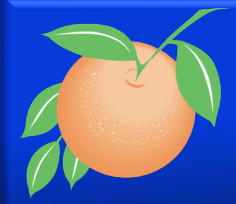


Resolution, Inventory List, and Locations

Thirteen (13) properties in District 6

Holden Heights (10)





Presentation Outline

- Background
- Resolution, Inventory List, and Locations
- **Application Process**
- Action Requested



Application Process

- **The County to issue a Request for Applications (RFA) for nonprofit agencies.**
- **Potential applicants, at a minimum, must meet the following criteria:**
 - **Be a certified 501(c)(3) agency**
 - **Have experience in building affordable housing**
- **Notice of RFA will be issued in December 2023.**



Application Process

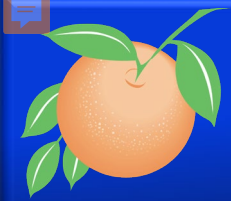
- **Target products and affordability:**
 - **Single-family and missing middle housing types**
 - **Owner-occupied**
 - **Price range: \$180K-\$275K**
 - **Low- to moderate-income homebuyers**
 - **Buyers will have access to the Down Payment Assistance Program**





Presentation Outline

- Background
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- **Action Requested**



Action Requested

- **Adoption and execution of Resolution of the Orange County Board of County Commissioners regarding the Disposition of County Properties that are Appropriate for Use as Affordable Housing.**
- **All Districts**