



Interoffice Memorandum

November 28, 2022

TO: Mayor Jerry L. Demings
–AND–
County Commissioners

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

A handwritten signature in black ink, appearing to read "J. Weiss", written over the printed name of the sender.

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

SUBJECT: December 13, 2022 – Public Hearing
Resolution – Disposition of County Property for Affordable
Housing

Beginning July 1, 2007, and every three years thereafter, Section 125.379, Florida Statutes, requires each county to prepare an inventory list 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. The governing body of each county is required to review the inventory list at a public hearing and may revise the inventory list at the conclusion of the public hearing. Following the public hearing, the governing body is required to adopt a resolution that includes an inventory list.

The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be disposed of in the following ways:

- (1) The properties may be 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) 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 nonprofit 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.

Orange County has a history of partnering with local nonprofit entities to establish programs that create and preserve affordable housing. On February 10, 1998, the Board approved Resolution 98-M-01, authorizing the County's Housing and Community Development Division to convey publicly owned properties to not-for-profit organizations for the development of affordable housing under the County's Affordable Housing Foreclosed Property Program.

Orange County last approved a resolution regarding the disposition of real properties on December 17, 2019 that included 30 lots for solicitation of interest. A "Request for Application" was conducted in 2020, resulting in a series of Project Administration Agreements approved by the Board in May 2021. Orange County desires to continue its partnerships with local nonprofit housing organizations for the construction of permanent affordable housing in accordance with Section 125.379, Florida Statutes.

This Resolution requires the County's Housing and Community Development Division to inform local nonprofit entities of the properties on the inventory list and to solicit interest in developing said properties for affordable housing. County staff would endeavor to negotiate agreements with interested nonprofit developers pursuant to which affordable housing will be constructed on the properties and ultimately conveyed to the income eligible inhabitants of the newly developed housing. Future agreements would be subject to approval by the Board. Lastly, this Resolution includes an inventory list of all real property within Orange County's jurisdiction to which Orange County holds fee simple title that is appropriate for use as affordable housing and includes 20 properties that have been reviewed as being appropriate for affordable housing.

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

JVW/MG:ER

RESOLUTION

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

Resolution No. _____

WHEREAS, on June 1, 2006 the Governor of Florida approved House Bill 1363 which is an act relating to affordable housing that created Section 125.379, Florida Statutes, and provides for the disposition of county property for affordable housing (hereinafter referred to as the “Act”); and

WHEREAS, by July 1, 2007, and every three years thereafter, the Act requires that each county prepare an inventory list 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; said inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved; and

WHEREAS, the Act requires the governing body of each county to review the inventory list at a public hearing and allows the governing body to revise the inventory list at the conclusion of the public hearing; the Act requires the governing body to 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, the County's Housing and Community Development Division partners 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 Orange County 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 Property Program; and

WHEREAS, in addition to properties that become available under the Affordable Housing Foreclosed Properties Program, Orange County's Real Estate Management Division monitors all other County-owned properties for which the County may no longer have a use; 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, then the Board of County Commissioners may declare such properties surplus and offer them for sale, or the properties may be maintained in the County's inventory; and

WHEREAS, pursuant to 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 real property within the County's jurisdiction to which the County holds fee simple title that is appropriate for use as affordable housing be created and updated at least every three years.

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

Section 1. Recitals. 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. The County's Housing and Community Development Division, Real Estate Management Division, and Neighborhood Services Division have coordinated, and will continue to coordinate, efforts to identify properties appropriate for affordable housing.

Section 3. Inventory List. In accordance with the Act, the Board of County Commissioners hereby adopts this Resolution and the inventory list attached to this Resolution as "**Exhibit A**" ("**Inventory List**") which identifies all real properties within

the County's jurisdiction to which the County holds fee simple title that are appropriate for use as affordable housing and includes each property's address and legal description and specifies whether each property is vacant or improved.

Section 4. In accordance with the Act, the County's Real Estate Management Division and Housing and Community Development Division shall prepare the next inventory list for the Board's consideration no later than three years from the effective date of this Resolution.

Section 5. Notwithstanding the foregoing, and in the meantime, the County's Real Estate Management Division shall occasionally provide lists of surplus, County-owned properties to the Housing and Community Development Division to determine whether the properties are appropriate for affordable housing.

Section 6. In accordance with Section 125.379, Florida Statutes, the County intends to donate the properties identified on the Inventory List to nonprofit housing organizations for the construction of permanent affordable housing. The County's Housing and Community Development Division shall inform local nonprofit entities of the properties included on the Inventory List and solicit interest in developing said properties for affordable housing. County staff shall endeavor to negotiate agreements with interested nonprofit developers pursuant to which affordable housing will be constructed on the properties and ultimately conveyed to the income eligible inhabitants of the newly developed housing. Such agreements must 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 _____, 2022.

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
INVENTORY LIST**

Parcel #	Address	City	Legal Description	Status
03-23-29-0180-04-140	937 18th Street	Orlando	ANGEBILT ADDITION H/79 LOT 14 BLK 4	Vacant
03-23-29-0180-14-130	1909 S Westmoreland Drive	Orlando	ANGEBILT ADDITION H/79 LOT 13 BLK 14	Vacant
03-23-29-0180-31-090	830 23rd Street	Orlando	ANGEBILT ADDITION H/79 LOT 9 BLK 31 SEE 2529/1889	Vacant
03-23-29-0180-52-010	1006 26th Street	Orlando	ANGEBILT ADDITION H/79 LOTS 1 & 2 BLK 52	Improved
09-22-29-0534-00-080	3010 Bess Lane	Orlando	BAY LAKE SHORES Y/91 LOTS 8 & 9 (LESS RD R/W)	Vacant
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
14-22-31-6539-12-090	2002 Bonneville Drive	Orlando	PALM LAKES ESTATES 5TH ADDITION U/85 LOT 9 BLK 102	Vacant
15-21-28-1364-00-760	Short Street	Apopka	CLARKSVILLE F/104 LOTS 76 & 77 & N1/2 OF LOT 75	Vacant
15-21-28-3280-00-782	1139 S Highland Avenue	Apopka	HACKNEY PROPERTY A/84 THE N 1/2 OF LOT 78	Vacant
15-21-28-7532-00-130	202 E. 11th Street	Apopka	S A ROBINSON SECOND REVISION E/86 LOT 13	Vacant
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
19-22-31-3883-00-090	802 Vista Palma Way	Orlando	THE ISLANDS PHASE 1 30/119 LOT 9 A	Vacant
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
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
24-22-28-0595-01-080	1850 Kreidt Drive	Orlando	BEL AIRE WOODS 7TH ADDITION 3/129 LOT 108	Vacant
25-22-28-6424-03-080	125 S John Street	Orlando	ORLO VISTA TERRACE N/95 LOT 8 BLK C	Vacant
28-21-29-7460-01-010	2800 Pembroke Drive	Orlando	RIVERSIDE ACRES U/137 LOT 1 BLK A (LESS R/W ON E)	Vacant
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
28-21-29-7464-04-230	2803 Drake Drive	Orlando	RIVERSIDE ACRES FIRST ADDITION U/143 LOT 23 BLK D	Vacant
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