

Board of County Commissioners

**Resolution - Disposition of
County Properties that are Appropriate for
Affordable Housing**

Public Hearing

December 13, 2022



Presentation Outline

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



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Background

- **In 2006, Florida Legislature passed House Bill 1363 creating Section 125.379, Florida Statutes, to provide for the disposition of county-owned properties for affordable housing (the “Act”)**



Background

- **The Act requires each County to prepare an inventory list of County-owned properties appropriate for affordable housing**
 - **The inventory list must include the address, legal description, and whether the property is vacant or improved**
- **In 2007, Orange County passed its first resolution, in accordance with this new law**



Background

- **The Board of County Commissioners must:**
 1. **Review the inventory list at a public hearing, and the Board may revise the list at the conclusion of the public hearing, and**
 2. **Adopt a resolution that includes an inventory list of the properties appropriate for use as affordable housing following the public hearing**



Background

- **The Act provides several options for disposition of property:**
 - **Sell and use proceeds to purchase land for affordable housing or earmark proceeds for affordable Housing fund**
 - **Sell with restrictions requiring development for permanent affordable housing**
 - **Make property available for production and preservation of permanent affordable housing**
 - **Donate to non-profit housing organization for construction of permanent affordable housing**



Background

- **Orange County Housing and Community Development (HCD) Division currently partners with local non-profit entities to transfer county-owned properties for affordable housing**
 - **In 1998, the Board approved Resolution No. 98-M-01 authorizing conveyance of County-owned land to non-profit entities for affordable housing**
 - **The Resolution directs HCD Division to solicit interest in properties from local non-profit entities**



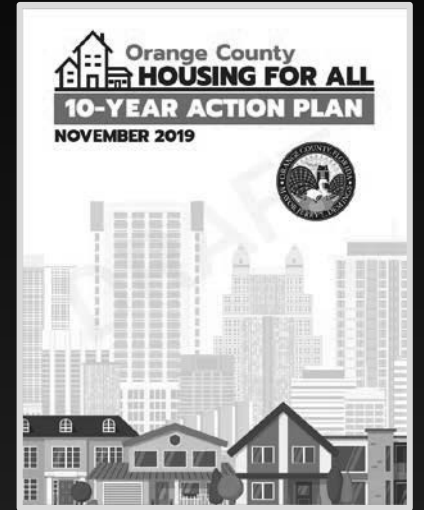
Background

- **In compliance with the Act, the Real Estate Management Division and HCD Division prepared an inventory list for review by the Board of County Commissioners**
- **Upon adoption of the resolution and inventory list, local non-profit housing organizations will be notified of the properties and the County's application process**



Background

- **Housing for All 10-Year Action Plan recommended Land Banking for affordable housing**
- **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)**





Background

▪ Affordable Homeownership Units





Background

- **Coordinated with Real Estate Management and Planning & Zoning to initially vet and prepare properties**
- **Improvements for the 2023 application cycle include increased coordination with additional divisions and agencies:**
 - **Orange County Utilities**
 - **Orange County Tax Collector's Office**
 - **Orange County Property Appraiser's Office**
- **May need additional support for title clearing of properties from a title agency**



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Inventory List and Locations

- **A total of twenty (20) surplus properties have been identified throughout Orange County:**
 - 5 properties in South Apopka
 - 2 properties in Pine Hills
 - 1 property in Orlo Vista
 - 3 properties in Lockhart
 - 1 property in Rosemont
 - 5 properties in Holden Heights
 - 1 property in University (UCF area)
 - 2 properties in Valencia East



Inventory List and Locations

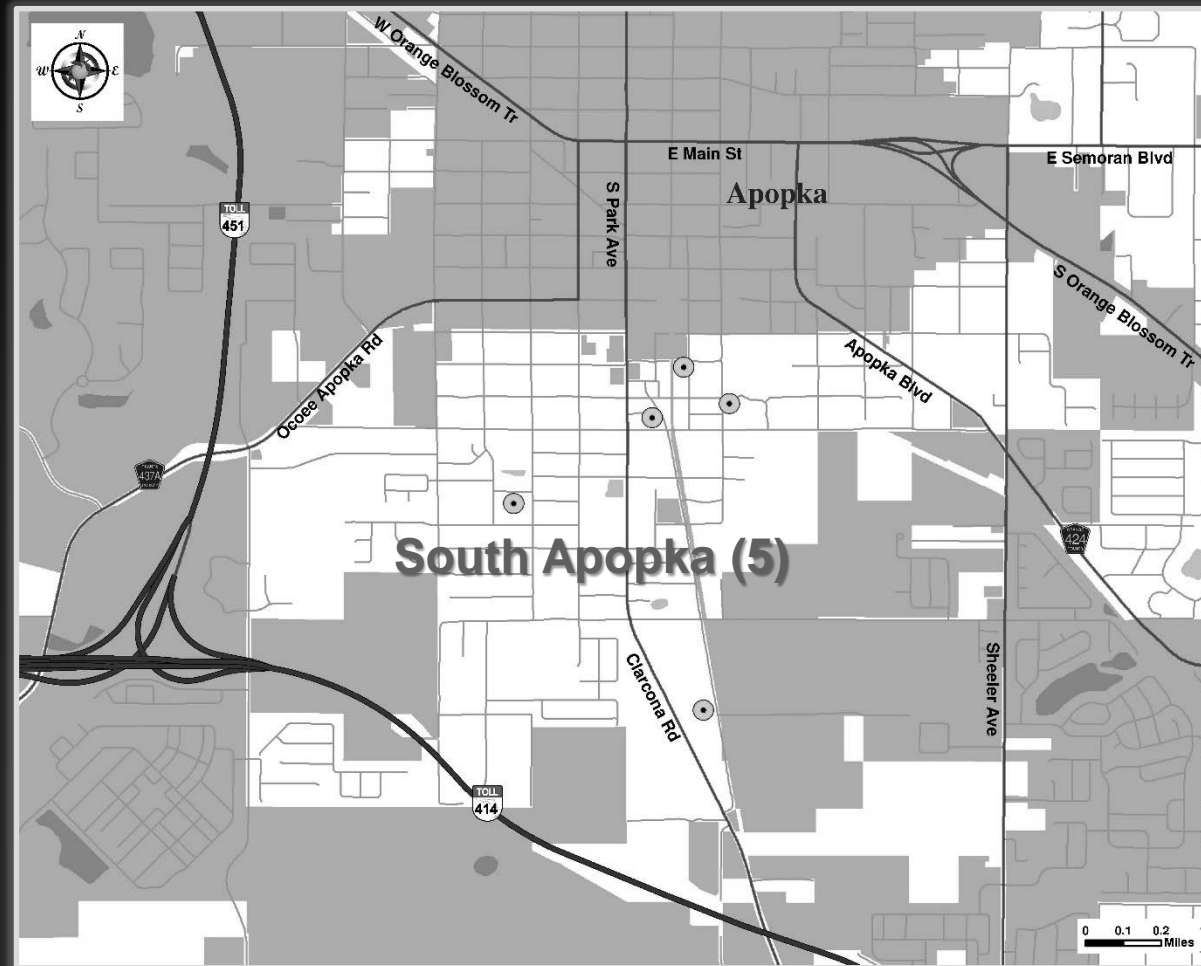
Five (5) properties in South Apopka

| Parcel | Address | City | Legal Description | Status | District |
|----------------------|------------------------|--------|--|--------|----------|
| 15-21-28-1364-00-760 | Short Street | Apopka | CLARKSVILLE F/104 LOTS 76 & 77 & N1/2 OF LOT 75 | Vacant | 2 |
| 15-21-28-3280-00-782 | 1139 S Highland Avenue | Apopka | HACKNEY PROPERTY A/84 THE N 1/2 OF LOT 78 | Vacant | 2 |
| 15-21-28-7532-00-130 | 202 E. 11th Street | Apopka | S A ROBINSON SECOND REVISION E/86 LOT 13 | Vacant | 2 |
| 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 | 2 |
| 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 | 2 |



Inventory List and Locations

Five (5) Properties in South Apopka





Inventory List and Locations

12 Properties in West Orange County

| Address | City | Legal Description | Status | District | Location Area |
|------------------------------|---------|--|----------|----------|----------------|
| 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 | 6 | Pine Hills |
| 1850 Kreidt Drive | Orlando | BEL AIRE WOODS 7TH ADDITION 3/129 LOT 108 | Vacant | 6 | Pine Hills |
| 125 S John Street | Orlando | ORLO VISTA TERRACE N/95 LOT 8 BLK C | Vacant | 6 | Orlovista |
| 2800 Pembroke Drive | Orlando | RIVERSIDE ACRES U/137 LOT 1 BLK A (LESS R/W ON E) | Vacant | 2 | Lockhart |
| 2802 Drake Drive | Orlando | RIVERSIDE ACRES U/137 LOTS 1 & 29 BLK B (LESS E 19 FT FOR RD R/W) | Vacant | 2 | Lockhart |
| 2803 Drake Drive | Orlando | RIVERSIDE ACRES FIRST ADDITION U/143 LOT 23 BLK D | Vacant | 2 | Lockhart |
| 3010 Bess Lane | Orlando | BAY LAKE SHORES Y/91 LOTS 8 & 9 (LESS RD R/W) | Vacant | 2 | Rosemont |
| 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 | 6 | Holden Heights |
| 937 18th Street | Orlando | ANGEBILT ADDITION H/79 LOT 14 BLK 4 | Vacant | 6 | Holden Heights |
| 1909 S Westmoreland Drive | Orlando | ANGEBILT ADDITION H/79 LOT 13 BLK 14 | Vacant | 6 | Holden Heights |
| 830 23rd Street | Orlando | ANGEBILT ADDITION H/79 LOT 9 BLK 31 SEE 2529/1889 | Vacant | 6 | Holden Heights |
| 1006 26th Street | Orlando | ANGEBILT ADDITION H/79 LOTS 1 & 2 BLK 52 | Improved | 6 | Holden Heights |



Inventory List and Locations

12 Properties in West Orange County





Inventory List and Locations

Three (3) Properties in East Orange County

| Address | City | Legal Description | Status | District | Location Area |
|-----------------------|---------|--|--------|----------|---------------|
| 2002 Bonneville Drive | Orlando | PALM LAKES ESTATES 5TH ADDITION U/85 LOT 9 BLK 102 | Vacant | 5 | University |
| 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 | 3 | Valencia East |
| 802 Vista Palma Way | Orlando | THE ISLANDS PHASE 1 30/119 LOT 9 A | Vacant | 3 | Valencia East |



Inventory List and Locations

Three (3) Properties in East Orange County





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Application Process

- **The County to issue a Request for Applications (RFA) for non-profit 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 Q1 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**





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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 Affordable Housing. All Districts**