

*Housing and Community Development*

# **Homes In Partnership New Horizons**

**February 21, 2017**



# Presentation Outline

- Background
- Redevelopment Plan
- Development Partners
- Action Requested



# Background

- New Horizons an approved subdivision plan in South Apopka
- The 12-acre property is located on 13th Street and Washington Avenue
- Previous home to Hawthorne Village Apartments, an 84-unit farm worker housing complex
- Property title was transferred to Homes In Partnership (HIP) in 2003





# Background

- Engineering assessment determined it was cost prohibitive to renovate the complex
- In 2006 Homes in Partnership (HIP) vacated the tenants and demolished the buildings





# Redevelopment Plan

- HIP conducted community meetings to align the redevelopment with the community's vision for the site
- Consensus to redevelop as single-family affordable development
- Consistent with future land use for this site



# Redevelopment Plan

- The PSP for the proposed development was originally approved by the BCC in September 2008
- Great recession, housing market collapse, and financial constraints placed the project on hold
- New partnership created in 2016 breathed new life into the project





# Redevelopment Plan

- **New Partnership Composition:**
  - Homes In Partnership
  - Habitat for Humanity of Greater Orlando
  - Habitat for Humanity of Seminole County and Greater Apopka
  - Orange County







# Development Partners

- HIP will act as the developer of the New Horizons project
- Orange County will contribute \$724,000 of *INVEST* funds for construction activities related to site work
- HIP will complete site development work creating 56 buildable lots





# Development Partners

- Two Habitats will purchase the lots from Homes in Partnership (HIP) for \$14,000 per lot
- The lot cost is intended to reimburse HIP for its expenses in getting the property ready for development:
  - Demolition cost
  - Engineering/surveying cost
  - Property taxes
  - Miscellaneous costs



# Development Partners

- Both Habitats have been awarded Community Development Block Grant (CDBG) funds to cover the cost of purchasing the lots
- Agreements with both Habitats will be submitted to the Board for approval in March of 2017





# Development Partners

- Habitat for Humanity of Greater Orlando will construct 34 homes
- Habitat for Humanity of Seminole County and Greater Apopka will construct 22 homes
- Home details:
  - Size – 1,079-1,510sf
  - Number of bedrooms – 3-5, 1 bath
  - Fair market value– \$140K-\$154K





## Action Requested

- Approval and execution of Agreement between Orange County, Florida and Homes In Partnership, Inc., Regarding Affordable Housing to utilize *INVEST* funds in the amount of \$724,000. District 2