

Housing and Community Development

Redevelopment Opportunity in Pine Hills

October 16, 2018



Presentation Overview

- Background
- Project Description
- Requested Action



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Background

Purpose

- To discuss a redevelopment opportunity in Pine Hills
 - Involves collaboration between the Pine Hills NID, Orange County and Wendover Housing Partners
- To review the State's 2018 Request for Applications process for affordable housing



Background

State Funding Opportunity

■ State Funding

- Florida Housing Finance Corporation (FHFC) issued a Request For Applications (RFA) for Housing Tax Credits on September 6, 2018
- Applications are due October 30, 2018
- FHFC's RFA allows Orange County to select a project it determines is highly beneficial
- Selected project will receive extra points



Background

Required Local Contribution

- Minimum required financial contribution
\$567,500
- State Housing Initiatives Partnership (SHIP)
funds will be set aside
- Selected project awarded Housing Tax Credits
by the state will enter into Developer's
Agreement for Local contribution



Background

NID Overview

- **Pine Hills Neighborhood Improvement District (NID) was established in 2011 to:**
 - Redevelop key commercial corridors
 - Create town center at Pine Hills & Silver Star Roads
 - Stimulate economic investment
 - Support neighborhood businesses
 - Improve physical environment and eliminate blight

Background

- **Town Center Redevelopment**
 - 2011: Evans High School Rebuild
 - 2014: Our “C” Store Demo & Rebuild
 - 2016: Silver Pines Shopping Center Renovation
 - 2017: Pine Hills Trail Construction
 - 2018: McDonalds Demo & Rebuild
 - 2020: Bicycle/Pedestrian Safety Project
 - 2020: Lynx Bus Transfer Center





Emerald Villas

Evans HS

Lynx

Trailhead

Belco Drive

N Pine Hills Road

Silver Star Road

Our Store / Mobil

McDonald's

**Proposed
Hawthorne Park
Apartments**

Golf Club Parkway

Pine Hills Trail



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Project Description

New Redevelopment Opportunity

- Adaptive reuse of vacant retail space in Silver Pines Shopping Center at 5300 Silver Star Road
- Construction of 120 units of affordable senior apartments by Wendover Housing Partners
- 4/22/2017 - BCC Approved PD Substantial Change to allow senior multi-family as a permitted use
- Favorable community support in Pine Hills
- Developer known for quality housing production



Project Description

Project Site Location





Project Description

Brixton Landing Senior Housing - Apopka





Project Description

Benefits

- **Furthers NID goal of Mixed Use Town Center**
- **Addresses affordable housing challenges**
- **Replaces vacant excess retail area that attracts crime with senior citizen “eyes on the street”**



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Requested Action

- **Approval and execution of Resolution of the Orange County Board of County Commissioners designating Hawthorne Park by Wendover Housing Partners for Local Government Opportunity Funding under the Florida Housing Finance Corporation's Request for Application. District 6**