



City Commission Work Session

Agenda

April 28, 2022 @ 1:00 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. Call to Order
 2. Discussion Item(s)
 - a. Discussion of Affordable Housing 2 hours
 3. Adjournment



City Commission **agenda item**

| | |
|------------------------------|-----------------------------|
| item type Discussion Item(s) | meeting date April 28, 2022 |
| prepared by Rene Cranis | approved by |
| board approval | |
| strategic objective | |

subject

Discussion of Affordable Housing

motion / recommendation

background

This is a discussion of the City's Affordable Housing Program.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Affordable Housing Work Session 2022.pdf](#)

2022 Affordable Housing Work Session

April 28, 2022



WINTER PARK

ORANGE COUNTY

FLORIDA.



Affordable Housing in Winter Park

- What have we done in the past ?
- Where are we now with affordable housing ?
- Where do we want to go ? What are the options ?

City of Winter Park, Florida

Population; 30,000

Average New Home: 4,850 sq. ft.

Average New Home Price: \$935,000

Vacant Lot Prices: \$250,000 - \$5 Million











Affordable Housing



- 47 Habitat Homes
- 20 Land Trust Homes
- 15 Affordable Homes
- 30 Railroad Apartments



LINKAGE FEE NEXUS STUDY

AFFORDABLE HOUSING REPORT

09.2021

Affordable Housing Linkage Fee

- \$1.00 per square foot (all new non-residential construction)
- \$2.00 per square foot (all new restaurant construction)
- Raises about \$100,000 per year
- Linkage Fee – Not Impact Fee

CITY OF WINTER PARK AFFORDABLE HOUSING PROJECTS

SINGLE FAMILY HOME PROGRAM

Properties Purchased for the City's Single-Family Housing Program: (15)

| | | | |
|--------------------|-------------------|------------------|----------------------|
| 531 W. Canton Ave. | 824 W. Lyman Ave. | 851 W. Comstock | 811 Douglas Ave. |
| 677 W. Canton Ave. | 315 W. Lyman Ave. | 790 Douglas Ave. | 794 W. Comstock Ave. |
| 404 Garfield Ave. | 766 W. Lyman Ave. | 788 Douglas Ave | 464 W. Canton Ave. |
| 414 Garfield Ave. | 770 W. Lyman Ave. | 301 S. Capen Ave | |



Properties Purchased/Provided by the City to Habitat for Humanity for the Construction of Single-Family Homes: (47)

| | | | |
|-------------------|---------------------|--------------------|-------------------------|
| 665 W. Lyman Ave. | 786 Douglas Ave. | 787 Douglas Ave. | 824 W. New England Ave. |
| 705 W. Lyman Ave. | 847 Douglas Ave. | 834 W. New England | 854 Douglas Ave. |
| 779 W. Lyman Ave. | 670 Douglas Ave. | 801 W. Comstock | 1235 Wisconsin Ave. |
| 661 W. Lyman Ave. | 680 Douglas Ave. | 817 W. Comstock | 880 English Court |
| 771 Douglas Ave. | 820 Douglas Ave. | 510 S. Denning Dr. | 540 W. Comstock Ave. |
| 830 Douglas Ave. | 684 W. Lyman Ave. | 865 W. Comstock | 522 W. Comstock Ave. |
| 1500 Indiana Ave. | 764 New England | 815 W. Comstock | 841 Douglas Avenue |
| 829 W. Lyman Ave. | 600 N. Pennsylvania | 531 W. Swoope Av. | 865 English Court |
| 701 Symonds Ave. | 875 English Court | 754 W. Comstock | 626 W. Comstock Ave. |
| 881 Douglas Ave. | 887 Douglas Ave. | 870 New England | 880 New England |
| 832 English Ct. | 813 New England | 832 English Court | 507 S. Capen Ave. |
| 664 W. Lyman Ave. | 717 N. Capen Ave. | 721 N Capen Ave. | |

Habitat for Humanity



RLF is proud to be a part of this new Winter Park / Maitland Habitat home. We extend thanks to RLF colleagues, local businesses, Habitat supporters, our community, and friends and family of Jack Rogers who gave generously to honor him with this "House that Jack Built" project.

RLF Architecture Engineering Interiors
Winter Park, Florida









- **HANNIBAL SQUARE COMMUNITY LAND TRUST HOMES**

- **Properties purchased and provided to the Land Trust: (20)**

- 652/654 Canton Ave. 657 Symonds Ave.
650/651/661/662/671/681/701 Isreal Simpson

- 663 Symonds Ave. 634/638/642/646 W. Comstock Av.
835/845/855/865/875 New England Ave.

- **WINTER PARK HOUSING AUTHORITY PARTNERSHIP (30)**

- Railroad Avenue Apartments – 30 rental units built in partnership with Winter Park Housing Authority.

Hannibal Square Community Land Trust

- Sell home – lease the land
- Deed Restriction – compels resale to other low to moderate income buyers
- Deed Restriction – caps appreciation/
profit











Railroad Residence Project



- Swoope Avenue Water Plant spurs redevelopment of 28 deteriorated, dilapidated rental houses
- City constructs 30 new rental apartments
 - 10 low income residents
 - 10 moderate income residents
 - 10 market rate



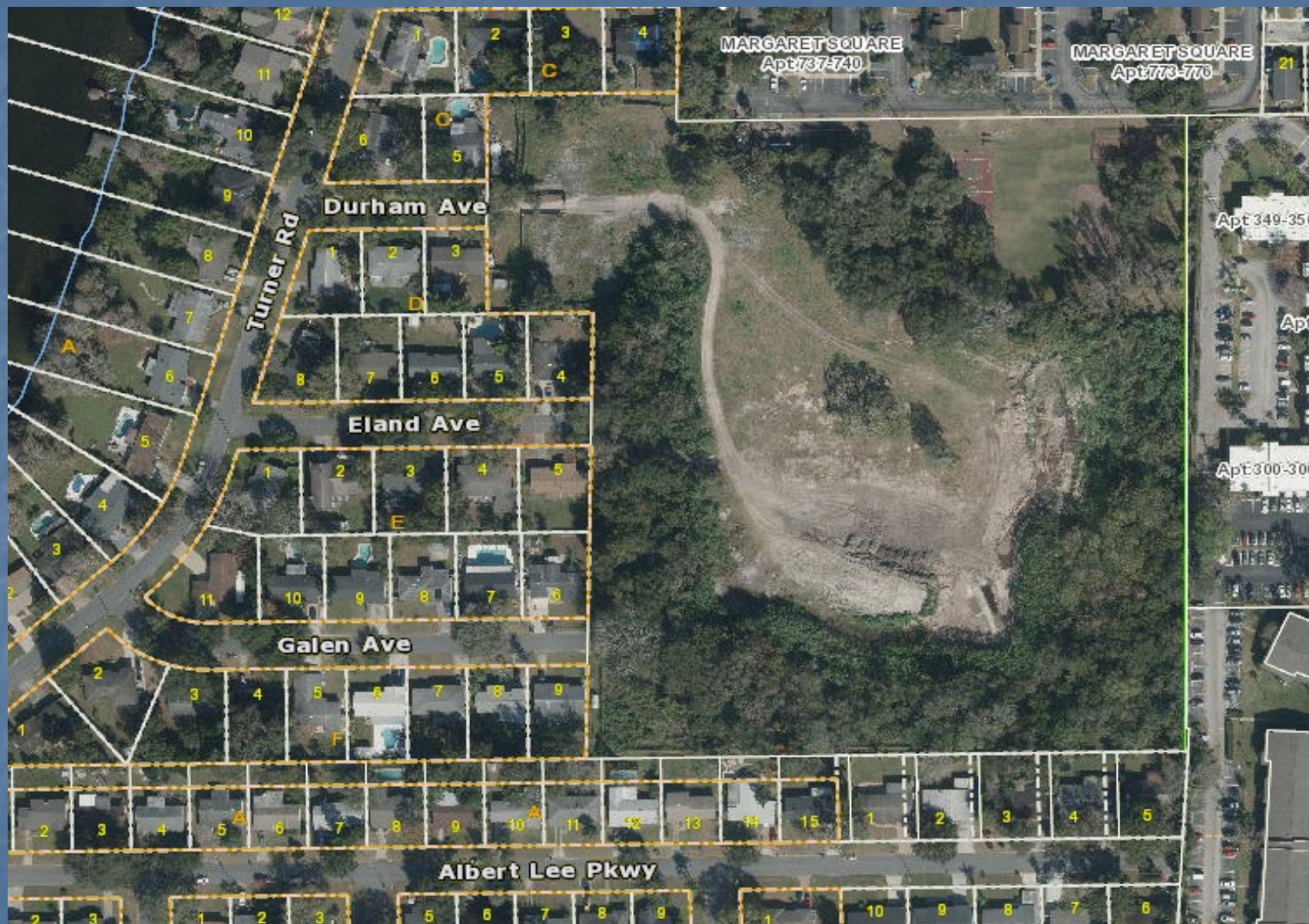




Options for the Future

- Land is the biggest challenge.
- Patmos Chapel or Tree Farm ?
- Accessory living units in single family zoning ?







654 W LYMAN AVE, WINTER PARK, FL 32789 1/22/2019 3:31 PM



654 W LYMAN AVE, WINTER PARK, FL 32789 10/14/2019 2:11 PM

