

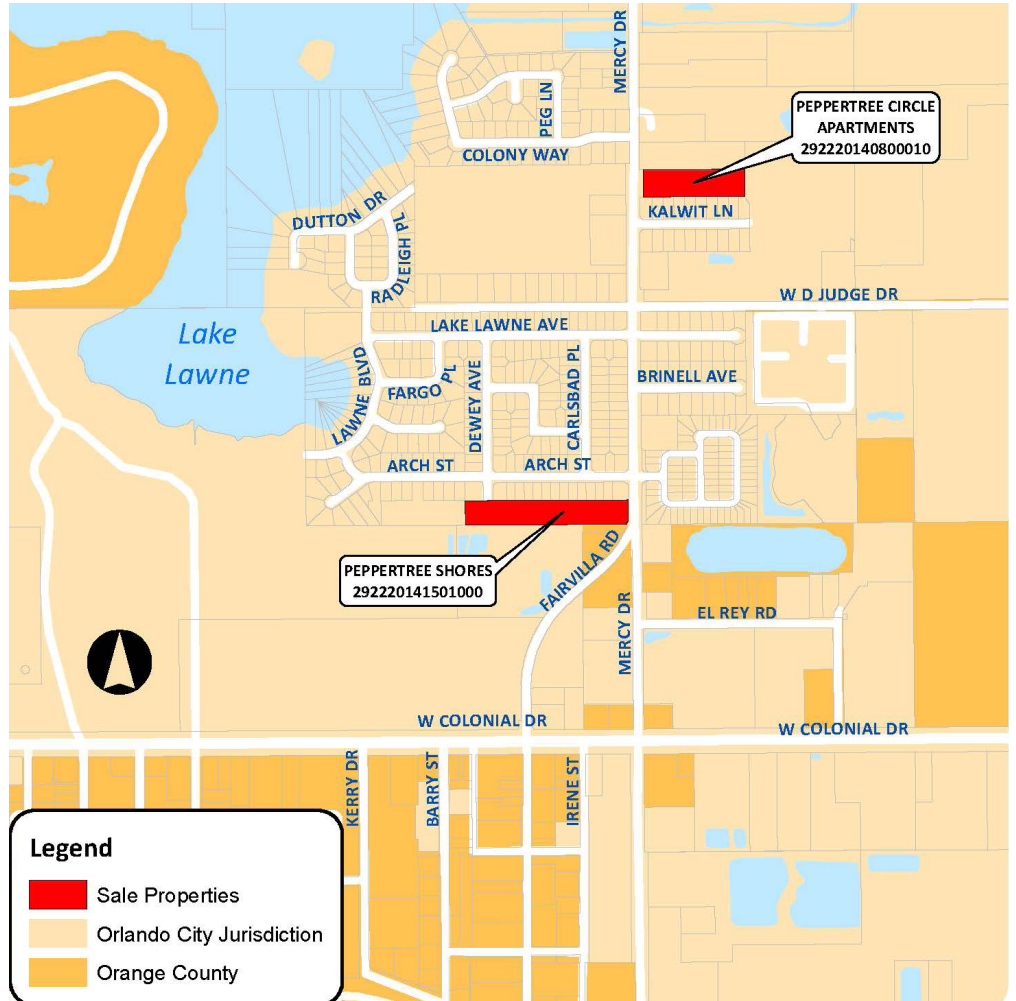


# OPPORTUNITY TO REDEVELOP IN ORLANDO, FLORIDA

## For City-owned Multi-Family Parcels | Mercy Drive

### PROJECT OVERVIEW

The City of Orlando acquired multiple foreclosed multi-family properties from FannieMae in 2015 in the Washington Shores and Mercy Drive neighborhoods. It is the City's desire to sell the redevelopment sites to developers interested in developing mixed income affordable housing communities that will complement the surrounding neighborhoods. To date the City has sold four of the redevelopment sites, and there are two remaining to be sold. The City has completed demolition of the two remaining sites located along Mercy Drive.



### PROJECT GOALS

Through the redevelopment of the two parcels, the City seeks to address several public goals, including:

1. Increase the inventory of safe, affordable housing to serve low and moderate income households, within the City of Orlando.
2. Increase the inventory of permanent supportive housing within the City of Orlando.
3. Foster community development that will enhance the surrounding neighborhoods.
4. Recoup the City's investment in the purchase of the foreclosed properties from FannieMae.

### CONTACT

For information regarding the development opportunity, please contact:

**Clayton Green**

clayton.green@cityoforlando.net

407.246.3817

City of Orlando - Real Estate Management  
City Hall, 7th Floor

400 S Orange Ave, Orlando, FL 32801

## PROJECT SCOPE

The redevelopment of the parcel shall include all of the following:

1. Residential development that serves low and moderate income households.
2. Inclusion of permanent supportive housing. The United States Interagency Council on Homelessness defines “permanent supportive housing” in the following manner: “Permanent supportive housing is decent, safe, affordable, community-based housing that provides tenants with the rights of tenancy and links to voluntary and flexible supports and services for people with disabilities who are experiencing homelessness. Permanent supportive housing is a proven, effective means of reintegrating chronically homeless and other highly vulnerable homeless families and individuals with psychiatric disabilities or chronic health challenges into the community by addressing their basic needs for housing and providing ongoing support.”
3. Architecture and materials that complement and enhance the surrounding neighborhoods.
4. Compliance with all applicable codes and regulations of the City of Orlando and all other applicable governmental and regulatory entities and agencies.
5. Energy efficiency standards in the design.

## LISTINGS

### 1014 Mercy Drive (Peppertree Shores)

**Combined Lot Size:** 3.28 acres  
**Property Type:** Multi-Family  
**Current Zoning:** R-3B/W  
**Future Land Use:** RES-MED  
**Parcel ID:** 20-22-29-1415-01-000  
**City’s purchase price:** \$620,855  
**Current conditions:** Vacant  
**Available reports:** Survey, Phase I Environmental Report and Appraisal

### 1471 Mercy Drive (Peppertree Circle)

**Combined Lot Size:** 2.29 acres  
**Property Type:** Multi-Family  
**Current Zoning:** R-3B/W  
**Future Land Use:** RES-MED  
**Parcel ID:** 20-22-29-1408-00-010  
**City’s purchase price:** \$372,513  
**Current conditions:** Vacant  
**Available reports:** Survey, Phase I Environmental Report and Appraisal

## DISPOSITION PROCESS

The City of Orlando will invite proposals from any multi-family developers or any persons interested in redeveloping one or more of the subject parcels into quality housing communities. Proposals will be accepted by the City from April 30, 2018 through 4pm on May 31, 2018. Interested parties must submit ten (10) copies of each purchase proposal, including offer price and terms, to the City of Orlando, attn: Clayton Green, Real Estate Division, 400 South Orange Avenue, Floor 7, Orlando, FL 32801.

City Council may accept any such offer as it deems to be in the public interest and reserves the right to reject all offers. The properties are being sold “as-is”.

## IMPACT FEE CREDITS

The City of Orlando's current code provides impact fee credits for the demolition of existing structures. These credits shall be available towards future redevelopment impact fee assessments throughout the designated development site where the demolition credits originated.

### Transportation Impact Fee Credits:

| Name                         | Address          | MFR Units | Rate        | Credit    |
|------------------------------|------------------|-----------|-------------|-----------|
| Peppertree Circle Apartments | 1471 Mercy Drive | 40        | \$2527/unit | \$101,080 |
| Peppertree Shores            | 1014 Mercy Drive | 58        | \$2527/unit | \$146,566 |

### Sewer Benefit Impact Fee Credits:

| Name                         | Address          | MFR Units | Rate           | Credit    |
|------------------------------|------------------|-----------|----------------|-----------|
| Peppertree Circle Apartments | 1471 Mercy Drive | 40        | \$1928.50/unit | \$77,140  |
| Peppertree Shores            | 1014 Mercy Drive | 58        | \$1928.50/unit | \$111,853 |

### Orange County School Impact Fee Credits:

| Name                         | Address          | MFR Units | Rate        | Credit    |
|------------------------------|------------------|-----------|-------------|-----------|
| Peppertree Circle Apartments | 1471 Mercy Drive | 40        | \$3921/unit | \$156,840 |
| Peppertree Shores            | 1014 Mercy Drive | 58        | \$3921/unit | \$227,418 |

The information and calculations presented here are based on records provided by the Orange County Property Appraiser and City of Orlando Permitting Services Division. For any additional information pertaining to impact fee credits, please Nancy Jurus-Ottini at 407.246.3529 or [nancy.jurus-ottini@cityoforlando.net](mailto:nancy.jurus-ottini@cityoforlando.net)

## MINIMUM QUALIFICATIONS FOR OFFERS

It is the City's intent to recoup its acquisition costs for the properties. No offers will be considered unless the following qualifications are met:

1. Demonstrate how project will achieve PROJECT GOALS and PROJECT SCOPE set forth above.
2. Demonstrated achievement in developing stable housing projects that have served as an asset to their surrounding communities.
3. Proven ability to obtain support of community stakeholders and benefit the community through past developments.
4. Commitment to meeting the affordable housing needs of the community, including the provision of permanent supportive housing.
5. For proposals including permanent supportive housing component:
  - Nonprofit organization with mission of providing housing for homeless/special needs households.
  - History of implementing a Housing First approach.
  - History of implementing resident screening criteria that facilitates access to housing for persons with criminal background and/or credit issues that typically hinder housing access.
  - History of implementing property management policies and procedures which fulfill goal of housing retention for high-need households.
  - History of providing or partnering with service providers to ensure access to individualized support services.
  - Willingness to work with coordinated intake to identify residents.
  - Experience securing state and/or federal resources for the development of supportive housing.
  - Obtaining and managing social service funding contract(s) with service models that are evidence-based and outcome-oriented.
6. Demonstrate inclusion of quality design, architecture, and building materials.
7. Experience developing affordable housing.
8. Demonstrated financial ability to undertake and complete the project in a timely manner.
9. Demonstrated ability of the management team to manage and maintain the housing developments as high quality residential developments.