



Community Redevelopment Advisory Board Regular Meeting

Agenda

March 26, 2026 @ 5:30 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/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order

- a. CRAAB photo - annual report 5 minutes

2. Approval of Minutes

- a. Minutes of February 26, 2026 1 Minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

4. Action Items

5. Non-Action Items

- a. Attainable Housing Discussion 40 minutes
- b. City Department Discussion - Public Works 10 minutes
- c. Capital Project Worksheet Update 10 minutes

6. Staff Updates

- a. Project Updates 5 minutes

7. Board Comments

8. Upcoming Agenda Items

- a. W. Fairbanks Economic Vitality - EDAB discussions overview 1 minute
- b. Next Meeting - April 23

9. Adjournment



Community Redevelopment Advisory Board Regular Meeting Minutes

February 26, 2026 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Pragasen Ramiah, Carl Creasman Jr, James Everett

Absent

Lindsay Eriksson, Michael Perelman

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, Director of Office of Management & Budget Peter Moore

1. Call to Order

The meeting was called to order at 5:31pm. The decorum statement read.

2. Approval of Minutes

- a. Minutes of January 22, 2026

**Motion made by Mr. Trent to approve the minutes, seconded by Mr. Everett.
Motion carried unanimously.**

3. Public Comments (for items not on the agenda)

4. Action Items

5. Non-Action Items

- a. City Department Discussion - Public Works

In the absence of the Public Works Director, Mr. Dudgeon provided a brief overview of the Public Works department and then discussed projects in partnership with CRA. He presented a slide outlining essential improvements required in the West Fairbanks corridor. Last year, the CRA budget allocated for stormwater projects on West Fairbanks includes opportunities for below-grade infrastructure, stormwater systems, and potential sewer line extensions behind Hollianna Business Plaza. Orange County is collaborating on these efforts.

One of the stormwater projects currently underway involves the development of below-grade infrastructure in the West Fairbanks Corridor. The Department of Public Works is collaborating with Orange County to address flooding concerns in the area. The CRA plan encompasses streetscape enhancements, intersection improvements, and the upgrading of major thoroughfares.

Mr. Trent inquired about how investment would be impacted in the worst case scenario involving the legislature's tax issue. Mr. Moore responded that, assuming the same homestead ratio citywide applies to the CRA, approximately 30% of the CRA's funding comes from residential sources and 70% from commercial. Therefore, about half of the residential portion, roughly 15%, could be affected by a reduction in TIF revenue.

Mr. Benitez inquired about the criteria for allocating CRA funding to Public Works projects. Mr. Dudgeon indicated that the CRA plan serves as the sole criterion. A fundamental role of the CRA is to facilitate and support such initiatives. If a request pertains to operation or maintenance, it qualifies as an eligible use of CRA funds, as it enhances the level of service provided within a designated area and addresses the most pressing needs that exemplify the elements of blight outlined in the plan.

Mr. Everett inquired whether stormwater project improvements are eligible for Orange County funds. Mr. Dudgeon replied that Public Works is reviewing additional partnerships with Orange County. He explained that establishing the regional stormwater element will add an aesthetic feature and ensure space for redevelopment efforts. He also confirmed that staff has been coordinating with Planning, Public Works, and property owners to keep everyone informed about the project's goals. The idea of developing multi-mobility access linking different jurisdictions continues to be discussed.

Mr. Benitez left at 6:00pm

Mr. Moore confirmed Mr. Ramiah's question about whether the CRA is aligned with other departments, which, along with their advisory boards, develop the concepts and CRA then decides if the need exists before providing funding.

b. 10-Year Capital Project Conversation

Mr. Dudgeon presented the Winter Park CRA Capital Project Considerations worksheet (FY26-35), which included estimated costs for some items. Dr. Creasman recommended adding dollar and time estimates to each project and suggested that the board prioritize the list individually. This approach will facilitate a thorough discussion at the next meeting. Mr. Dudgeon confirmed this approach and suggested the worksheet has been adjusted monthly based on discussions by the board and through presentations.

Mr. Dudgeon presented a vision concept for the Denning Fairbanks intersection, Lake Rose, area. As a sinkhole, he discussed how the property can be integrated into MLK Park, while considering its commercial aspects. He explained Staff has consulted with multiple departments—including Lakes, Parks, Stormwater, and Sustainability—focusing on parking, walkability, and commercial sites, and how these amenities connect to overall improvements at MLK Park. Mr. Moore explained the widening of Fairbanks to accommodate turn lanes on both the east and west sides and how the vision would integrate into the plan. The financial constructability of the conceptual plan is currently being evaluated.

Discussion ensued regarding traffic and safety issues if a new road is built off Fairbanks and if Google mapping is used. Mr. Moore provided that business density was decreased by two-thirds, which will result in a 50% increase in parking capacity compared to the current parking.

6. Staff Updates

a. Project Updates

Mr. Dudgeon presented the active grants for the month: 5 Home programs, 10 CRA Facade Grants, and 4 Retail Buildout Grants.

The project update sheet showed processes spanning multiple months and years.

The MLK park playground is scheduled to close on March 9th and reopen in late 2026.

b. Board Membership Update

Mr. Benitez and Ms. Eriksson are up for reappointment. The Board was encouraged to contact their respective commissioners.

7. Board Comments

8. Upcoming Agenda Items

a. Next Meeting - March 26

9. Adjournment

The meeting adjourned at 6:27 p.m.

Approved by the board on
/s/ Bahiyyah Layton, Board Coordinator



Community
Redevelopment
Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

March 26, 2026

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Bahiyyah Muhammad-Layton, Board
Coordinator

subject

Attainable Housing Discussion

motion | recommendation

background

At the December 2025 meeting, the board expressed an interest in hearing from other departments regarding existing projects, initiatives, and how they may integrate into the CRA and capital improvement plans moving forward. This discussion also invited other outside experts to better educate the board on private sector endeavors such as attainable housing. This month, staff welcomes Ken Polsinelli, Peacock Capital, to provide an overview on his firm's undertakings, best practices, and how they may be applied in Winter Park.

alternatives | other considerations

fiscal impact

attachments

None



Community Redevelopment Advisory Board

agenda item 5.b

item type

Non-Action Items

meeting date

March 26, 2026

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Bahiyyah Muhammad-Layton, Board Coordinator

subject

City Department Discussion - Public Works

motion | recommendation**background**

At the December 2025 meeting, the board expressed an interest in hearing from other departments regarding existing projects, initiatives, and how they may integrate into the CRA and capital improvement plans moving forward. As a follow-up to the board's February 2026 discussion, staff welcomes Public Works Director Charles Ramdatt to further articulate the department's latest endeavors and reflect on recent work completed.

alternatives | other considerations**fiscal impact****attachments**

None



Community Redevelopment Advisory Board

agenda item 5.c

item type

Non-Action Items

meeting date

March 26, 2026

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Bahiyah Muhammad-Layton, Board
Coordinator

subject

Capital Project Worksheet Update

motion | recommendation**background**

Since the beginning of the calendar year, staff has been scribbling considerations provided by the board for potential incorporation into the 10-year capital improvement plan (CIP). This item provides an opportunity for the board to add/delete/alter any item based on the nature of the discussion at the meeting.

alternatives | other considerations**fiscal impact****attachments**

1. Ten Year Pro-Forma - FY 2026_CRAAB_10 year
2. Capital Projects Worksheet_CRA Agency_March 2026

Community Redevelopment Agency 10-Year CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
ESTIMATED REVENUES										
TIF Revenue - City	5,206,424	5,492,777	5,739,952	5,854,751	6,030,394	6,271,610	6,710,622	7,180,366	7,682,991	8,220,801
TIF Revenue - County	4,021,021	4,242,177	4,433,075	4,521,737	4,657,389	4,843,684	5,182,742	5,545,534	5,933,722	6,349,082
Investment Earnings	572,044	657,851	723,636	759,817	759,817	683,836	683,836	683,836	683,836	683,836
Misc. Revenues	30,000	-	-	-	-	-	-	-	-	-
CRA Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600	11,799,130	12,577,200	13,409,736	14,300,549	15,253,719
Fund Balance	-	-	-	-	-	-	-	-	-	-
Total Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600	11,799,130	12,577,200	13,409,736	14,300,549	15,253,719
ESTIMATED EXPENDITURES										
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661	1,032,966	1,072,821	1,114,292	1,157,451	1,202,369
General Operating	760,034	785,278	807,683	831,935	856,915	882,645	909,149	936,448	964,568	993,533
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193	1,640,902	1,688,061	1,736,715	1,786,913	1,838,704
Capital Maintenance	185,000	192,400	199,134	205,108	211,261	217,599	224,127	230,851	237,776	244,910
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000	412,000	424,360	437,091	450,204	463,710
Debt Service & Transfers	710,565	-	-	-	-	-	-	-	-	-
Total Expenditures	4,069,309	3,750,157	3,859,593	3,947,030	4,058,031	4,186,112	4,318,517	4,455,397	4,596,912	4,743,226
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	5,760,180	6,642,648	7,037,070	7,189,275	7,389,569	7,613,017	8,258,683	8,954,338	9,703,637	10,510,493

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Misc. Infrastructure Improvements	1,385,730										
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000					
MLK Basin Stormwater Improvements	2,925,067	500,000	500,000	-	1,000,000	-					
Denning/Fairbanks Intersection Improvements	1,485,763	-	-	-	-	3,000,000					
MLK Park Improvements	2,065,862	-	-	-	-	-					
W. Fairbanks Stormwater/Infrastructure	2,479,531	1,000,000	1,000,000	-	-	-					
MLK Surface Parking	1,200,000	-	-	-	-	-					
Canton Ave Stormwater Drainage		1,300,000	3,450,000	-	-	-					
1792/Fairbanks Intersection Improvements		-	2,000,000	2,000,000	-	-					
Killarney Estates Brick & Drainage Refresh	500,000	-	-	-	-	-					
Park Ave Refresh	69,000	2,500,000	-	-	1,000,000	2,000,000					

CRA Project Funding Total	5,300,000	6,950,000	7,000,000	7,000,000	7,000,000	-	-	-	-	-
Fund Surplus/Deficit	460,180	(307,352)	37,070	189,275	389,569	7,613,017	8,258,683	8,954,338	9,703,637	10,510,493

WINTER PARK CRA CAPITAL PROJECT CONSIDERATIONS WORKSHEET_DRAFT (FY26-35)
 March 2026



#	Project	Amount	Time Estimate	Notes
1	Rehabilitation of existing stock	Allocated as part of CRA's ongoing rehabilitation program	N/A	Continue and expand existing programming - review underway
2	New housing stock	TBD	N/A	Staff is evaluating peer models for attainable housing stock. Investments may include infrastructure, property acquisition, programs, and grants.
3	Park Ave refresh	Future funding in the CIP for FY29 and FY30 is estimated at 3,000,000.	3 years	Public infrastructure around Winter Park's main street is roughly 20 years or older. Improvements would include sidewalk, utilities, landscaping, lighting, and pedestrian safety.
4	Minnesota Avenue	\$ 267,000	2 years	Estimated cost per 2024 CRA plan. Does not account for CPI adjustments to labor, materials, and previous work completed.
5	Last Mile Transit Program	\$ 500,000	per year	Cost is estimated at a per year value. Several communities are reviewing and implementing last mile transit. The benefit to the Winter Park CRA is the potential to evaluate programs already in effect prior to consideration and implementation.
6	Ohio/Fairbanks Intersection Improvement	\$ 2,600,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
7	Jackson & Fairbanks Intersection Improvement	\$ 2,730,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
8	Shoreview & Fairbanks	\$ 2,600,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
9	W. Fairbanks local/collector street revitalization (streetscapes)	TBD	2 years	This includes scope development for side streets such as Formosa and Clay
10	17-92 Unfunded	\$ 10,370,456	5 years	Improvements include sidewalk enhancements, safety, and landscaping elements. Estimate dependent upon FDOT update. Does not include cost of FDOT required utility moves.
11	17/92 & Morse Blvd	\$ 1,000,000	1 year	Potential to fast track signal box and mast arm enhancements for line of sight and safety improvement (also for staff access for ongoing operations and maintenance).
12	Acquisition of blighted property	TBD	N/A	removal of slum/blighted conditions, repair, replace, gift, lease, or partner with property
13	Lake Rose Connection/Denning&Fairbanks corner	\$ 3,500,000	2 years	Review underway by consultant to be considered by CRAAB
14	East/west connectivity between CRA downtown cores	TBD	N/A	Exploration of east/west connection between Park Avenue and Interlachen area
Misc Enhancement Items				
15	Library Kiosks	\$ 5,000	less than 1 year	Staff is working with the library to determine a more cost effective option
16	Street Lighting	\$ 22,500	less than 1 year	Installation in Q4 2026
17	Hannibal Square Gateway Feature	\$ 400,000	TBD	After several levels of review and communication with business owners, staff is reviewing alternatives to the gateway in favor of other community amenities. This may include ROW improvements, lighting, or other streetscape enhancements.

* TBD implies estimate forthcoming

**Project list is not exhaustive. Items may be added or removed as part of the CRAAB/Agency recommendation and approval process

***Costs are provided to indicate order of magnitude and should not assumed to be a final project cost. In some cases RE: 'TBD' total scope is not identified. They are for discussion purposes to assist in discussion & prioritization.

****Time estimates are provided based on the year they would be issued within the CIP/Pro forma. For example, if a project was slotted for 2029, it would take an estimated two years to complete with the finished product in 2031.



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

March 26, 2026

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Bahiyyah Muhammad-Layton, Board Coordinator

subject

Project Updates

motion | recommendation**background**

Staff is providing an update relative to the following topics below. In general, these do not necessitate action by the board, but are included to provide the public with the most up-to-date information regarding the status of board discussion, next steps, and ongoing projects. The board may use this time to address discussion or viewpoints on these items.

(1) Denning/Fairbanks Lake Rose Improvements — At the February 2026 meeting, staff presented the board with a conceptual vision of the area including and in proximity to Lake Rose. Elements included public parking, passive multimodal amenities, and connection to the previous work already underway at MLK Park. Next steps include a schematic and estimation of probable cost to be considered by staff and the board. A scope is under development by Dix-Hite.

(2) MLK Park Community Playground — The community playground area was closed March 9th. Closure is anticipated for much of the rest of the year. Park and playground goers are encouraged to find other venues for play on the city's website and through various other mediums. Details can be found at: <https://cityofwinterpark.org/government/projects/mlk-jr-park-renovations-project/>

(3) CRA Stormwater Improvement/W. Fairbanks Stormwater Improvements – The CRA Agency approved a Lake Killarney outfall project in February which is expected to provide immediate relief for storm conveyance to the neighborhood. Phase I of this project is complete. The board also reviewed phase II of this project which was also approved by the Agency in early summer 2025. Phase II is in design with construction anticipated to be completed by FY26. Several sections of work for re-bricking in this area have largely been completed under the purview of Public Works.

(4) Misc. – Staff has completed four videos to expand dissemination of information relative to the CRA's programs, goals, and priorities. The board is urged that if there are any topics that should be covered to please advise staff. In addition, staff is researching and developing best practices from the advisory board's conversation regarding misc. enhancement funds. Updates are as follows:

Street Lighting: CRA staff has successfully coordinated with the Electric Utility Department for integration of lighting in accordance with the attached scope of work previously reviewed by the board. Expected installation date is Q4 2026.

Hannibal Square Gateway Feature: Staff met with various members of city departments and public businesses to determine viability of the project. After discussions, it was proposed to consider alternative gateway feature elements with the support of future conversations and design ideas in the future.

Library Kiosks: The Winter Park Library met with staff to educate on opportunities and challenges. This included understanding offsite technology needs, proximity to existing locations, and varying degrees of financial resources to make a remote site possible. Library staff concluded that while a kiosk would be valuable, there may be most cost-effective options to consider prior to implementation of this item.

Housing Improvement Programs: Staff has developed a matrix of peer communities for evaluation. Staff is requesting priority for direction or emulation should this be a prerogative of the board.

alternatives | other considerations

fiscal impact

attachments

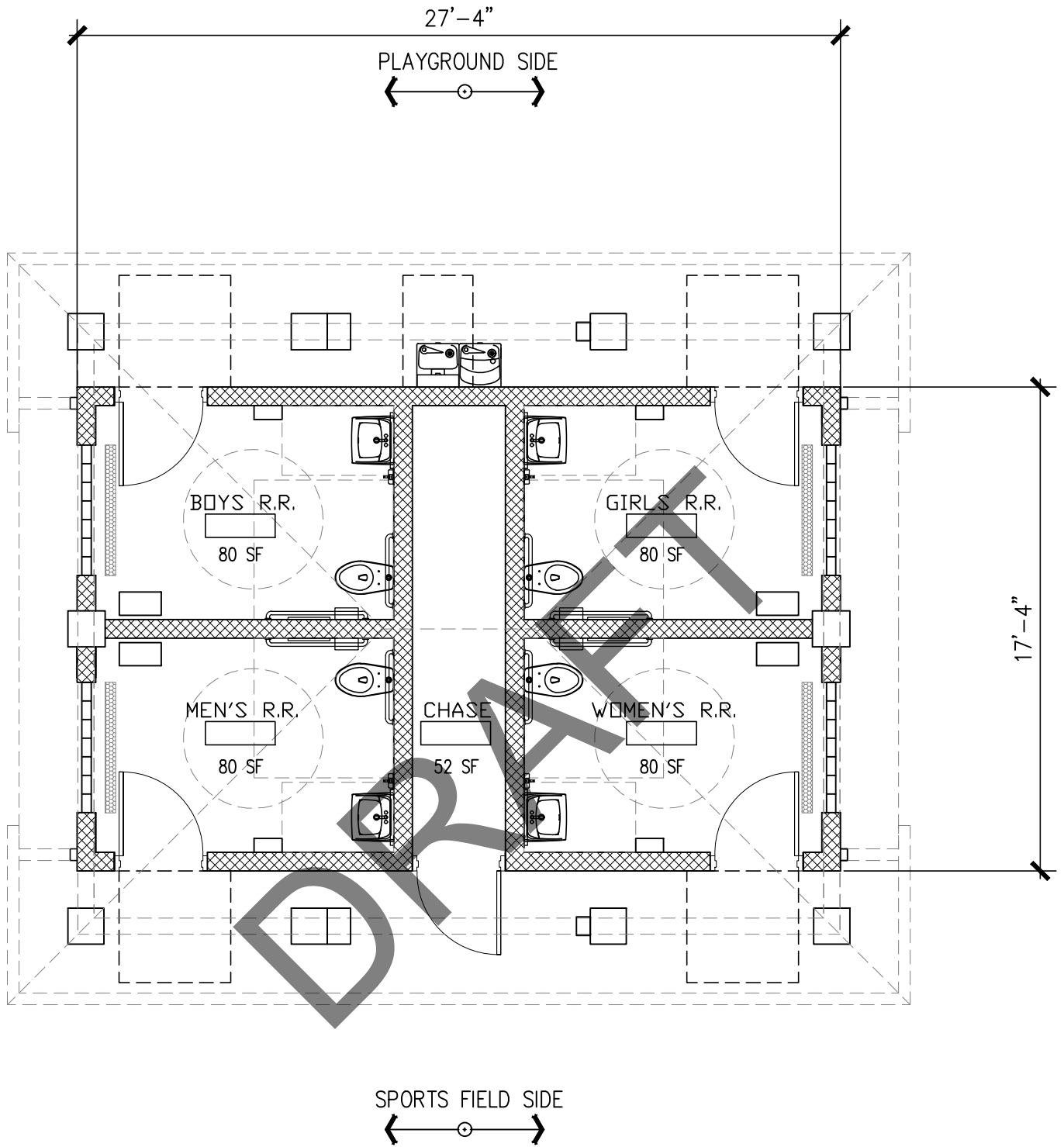
1. Housing Program Comparison Matrix
2. MLK Park Restroom Design_Conceptual

City	Program	Description	Eligibility	Weblink
City of Tampa CRA	First Time Buyer Downpayment Assistance	Programs through East Tampa and Central Park CRA districts. Income and purchase price limits apply.	Individuals with HOUSEHOLD income between 50% and 140% of Area Median Income (AMI). \$30k - \$50k, based on income	https://www.tampa.gov/cra/community-redevelopment-areas/cra-housing-programs/initiatives/cra-down-payment-assistance
Jacksonville Downtown Investment Authority	HOME OWNERSHIP PILOT PROGRAM DOWN-PAYMENT ASSISTANCE	Forgivable loans for qualified buyers. Participation in this program mandates home-buyer education courses to ensure applicants understand the responsibilities of home ownership.	Single-family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except for mobile homes or manufactured housing. Gross income limits are adjusted annually by HUD.	https://www.jacksonville.gov/getmedia/cd4ac08c-7c1f-4f81-ab6c-40019b64d4cc/Down-Payment-Assistance-Home-Ownership-Program-CC
Delray Beach CRA	First Time Buyer Downpayment and closing cost Assistance	Up to \$20k. Must be within the CRA boundaries	Program Temporarily Closed.	
Palm Beach County	First Time Home Buyer Assistance	APPLICATION LAUNCH DATE Wednesday, July 23, 2025 at 12:00 pm and end on Wednesday, August 20, 2025 Limited to 100 applications Maximum Award \$100k	Funding will assist income-eligible (low income - 80% of AMI) applicants/households to acquire their first home (including acquisition, new construction, down payment, and closing costs) that will be used as their primary place of residence. Eligible locations and processes when purchasing desired properties will be shared during the orientation.	https://discover.pbc.gov/HED/Pages/HOME-First-Time-Homebuyer-Program.aspx
St. Petersburg, South St Pete CRA	Short term loans, 5, 10, or 15 years. Housing down payment assistance	The Affordable Single-Family Homeownership Program provides funding to support affordable homeownership for income-eligible households in the South St. Petersburg CRA through direct financial assistance programs. Awards are in the form of loans with a term of 5, 10, or 15 years.	Program currently paused due to limited availability	https://www.stpete.org/residents/grants_loans/cra_housing-based_grants.php
St Petersburg Citywide		Applications are being accepted for for households at or below 120% of Area Median Income (AMI) will continue to be processed as usual. However, applications for households exceeding 121% AMI or higher will be placed on hold until additional funding becomes available.	Current program available only for households at or below 120% AMI	https://www.stpete.org/residents/grants_loans/purchase_assistance_program.php
Fort Lauderdale Northwest-Progresso-Flagler Heights CRA	Housing Purchase Assistance Program	To provide down payment and closing cost assistance to eligible participants seeking to purchase and occupy as their primary residence a single family home within the NPF-CRA constructed on a previously City or CRA owned lot, vacant or abandoned structure to prevent the creation of blighted conditions within the CRA. click here	Program currently paused due to limited availability	https://fortlauderdalecra.com/incentive-program/
Winter Haven	First Time Buyer Downpayment and closing cost Assistance	Funds are provided for down payment assistance and closing costs to eligible individuals. Down Payment Assistance up to \$60,000 based on household income. Homes must not exceed \$510,937 Home must be a single family dwelling, condominium or townhouse. Cannot be a mobile house. The home being purchased must be located within Winter Haven City Limits.	The Sadowski Affordable Housing Act, as authorized under F.S. 420.907-420.9079 and Rule 67-37 Of the Florida Administrative Code provides for and allows State Housing Initiatives Partnership (SHIP) funds to be used for a variety of housing activities, including but not limited to; down payment assistance.	https://www.mwinterhaven.com/488/State-Housing-Initiatives-Partnership-SH

COMMUNITY SOCIAL, NONPROFIT AND GOVERNMENTAL ORGANIZATIONS

Heart of Florida United Way - Call 211 (A United Way Program)	211 Connects to Immediate Assistance	HFWU's 211 Information and Referral Line offers free, confidential support available 24/7/365 by call, text, or chat to connect our neighbors to existing resources, including food and housing assistance	211 Assistance is available to anyone 24/7	
Florida Hometown Heroes Housing Program	The Hometown Heroes Housing Program provides down payment and closing cost assistance to Florida's hometown workforce. Eligible homebuyers can apply to the Florida Housing Finance Corporation to receive up to 5% of the first mortgage loan amount, not exceeding \$35,000, as a second mortgage to help purchase a home.	Down Payment and Closing Cost Assistance	Eligible Applicants: Persons or families who have incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. The borrower must be seeking to purchase a home as a primary residence, must be a first-time homebuyer and a Florida resident; and must be employed full-time by a Florida-based employer. The requirement to be a first-time homebuyer does not apply to a borrower who is an active-duty servicemember of a branch of the armed forces or the Florida National Guard, as defined in s. 250.01, or a veteran. Assistance may be used for the purchase of manufactured homes that meet certain criteria.	
State Housing Initiatives Partnership (SHIP) – Home Ownership	Each local government receives an annual allocation, which is appropriated by the Florida Legislature.	Funds under Local Government Control Based on Annual Legislative Appropriation Funds available for New Construction, Gap Financing, Repairs, Rehabilitation, Acquisition, Purchase Assistance		https://www.orangecountyfl.net/Neighbors/Housing/StateHousingInitiativesPartnership.aspx
Weatherization Assistance Program (WAP)	Weatherization Assistance	Reduce the monthly energy burden on low-income households by improving the energy efficiency of the home. The program offers free weatherization services to homeowners and renters including upgrades of air infiltration with weather stripping, caulking, thresholds, minor repairs to walls, ceilings, and floors, and window and door replacement. Other actions may include installation of attic ventilation, solar reflective coating to manufactured homes, solar screens, repairs or replacement of inefficient heating and cooling units, and the repair or replacement of water heaters.	To qualify for the Weatherization Program, the total household income may not be more than 200 percent of the national poverty level. Preference is given to owner-occupied homes, elderly, or physically disabled residents, families with children under 12 and households with a high energy burden (repeated high utility bills).	
Rental Housing Assistance	Website provides rental housing search and assistance information as well as disaster recovery and general resources.	Households may find low-cost rental housing, the Florida Housing Finance Corporation's "Florida Housing Search" website (www.floridahousingsearch.org).		www.floridahousingsearch.org
Neighborhood Stabilization Program (NSP)	Neighborhood Stabilization Program (NSP) was created to respond to rising residential foreclosures and property abandonment. The main purpose of the NSP is to stabilize neighborhoods negatively impacted by foreclosures. Orange County will use NSP funds to assist with acquisition, repair and sale of foreclosed homes	NSP has five eligible uses of funds: A. Establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop these properties. C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. D. Demolish blighted structures. E. Redevelop demolished or vacant properties as housing.*	Cannot currently own property Must meet income guidelines	https://netaps.ocfl.net/nsp/docs/NSPFEver.pdf
To access the following programs, residents can:		1) Contact Orange County Housing and Community Development 2) Visit the Orange County Government website 3) Call 311 for information and referrals 4) Reach out to local non-profit organizations	Eligibility requirements typically include: Income limits Residency in Orange County Property ownership (for repair programs) Meeting specific program criteria - Must meet credit guidelines - Must have a minimum credit score of 640 - Must have two (2) years of satisfactory credit - INVESTORS ARE NOT ALLOWED to purchase under this program - Must have the legal right to reside permanently in the United States	
Orange County Housing and Community Development	Housing rehabilitation programs Down payment assistance Emergency home repair assistance Weatherization assistance			https://www.orangecountyfl.net/Neighbors/Housing/HousingAndCommDev.aspx
Orange County Housing Assistance Program	Provides funds for home repairs Assists with minor and major rehabilitation projects Hello, with emergency repairs			https://www.orangecountyfl.net/Neighbors/Housing/RentalAssistance.aspx
Habitat for Humanity of Greater Orlando	Rental assistance Housing vouchers First-time homebuyer programs			https://habitatofandooceola.org/
Orange County Housing Help Center	Home construction and repair services Affordable homeownership opportunities Critical home repair program			https://www.orangecountyfl.net/FamilialHealthSocialSvcs/HousingHelpCenter.aspx
Emergency Rental Assistance Program	Housing counseling services Financial education Foreclosure prevention assistance Housing counseling services			https://www.ocfl.net/EmergencyRentalAssistance
Orange County Government Housing Portal	Financial education Foreclosure prevention assistance			https://www.orangecountyfl.net/Neighbors/Housing.aspx

Housing and Urban Development (HUD) - Orlando Field Office	Help with Home Ownership	<p>Learn about Federal Housing Administration (FHA) loans and other homeownership programs by reading FHA's frequently asked questions.</p> <p>For customized support, speak with a HUD Approved Housing Counselor about becoming a homeowner.</p> <p>Search online for a HUD Approved Housing Counselor near you</p> <p>Check out HUD's guide to buying a home.</p> <p>Some housing agencies can help Housing Choice Voucher holders buy a home. Contact your local housing agency to find out if they are participating in a homeownership program.</p> <p>If you are a veteran, learn more about VA Home Loans.</p> <p>Learn financial management tools and strategies through the Federal Deposit Insurance Corporation FDIC's Money Smart program.</p> <p>Avoid homeowner scams and frauds.</p> <p>Use the HUD Home Store to find HUD homes for sale.</p>	https://www.hud.gov/helping-americans/homeownership
	Avoid Foreclosure	<p>Speak with a HUD Approved Housing Counselor. A HUD Approved Housing Counseling Agency can offer advice customized to your housing needs.</p> <p>Search online for a HUD Approved Housing Counselor near you.</p> <p>Find a lawyer for affordable legal aid USAGov</p> <p>Understand your options by reviewing HUD's Avoiding Foreclosure guide and the Consumer Financial Protection Bureau guide to facing foreclosure.</p> <p>Be aware of reverse mortgage fraud.</p>	
	Need help paying utility bills.	<p>If you need help paying your utility bills, contact one of these organizations:</p> <p>Home Energy Assistance Program (HEAP): A federally funded program that helps homeowners heat and cool their homes</p> <p>Consider other ways to make your home more energy efficient:</p> <p>Tips from the Department of Energy on making your home more energy efficient</p>	
	Need a Housing Choice Voucher, (Section 8)	<p>HUD's programs are delivered by local partner organizations.</p> <p>Speak to a HUD Approved Housing Counselor for advice on your specific housing needs. Search online for a HUD Approved Housing Counselor near you.</p>	For direct assistance, please refer to the following resources: https://answers.hud.gov/housingcounseling/s/?language=en_US



1 OPTION "B"
 SK002 3/16" = 1'-0"

kma
 DESIGN GROUP, LLC

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Conceptual Option B

Martin Luther King, Jr. Park
 255 South Denning Dr.
 Winter Park, FL 32789
 Building 1

REVISION:	

SK-002

CONCEPTUAL



Community
Redevelopment
Advisory Board

agenda item 8.a

item type

Upcoming Agenda Items

meeting date

March 26, 2026

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Bahiyah Muhammad-Layton, Board
Coordinator

subject

W. Fairbanks Economic Vitality - EDAB discussions overview

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None



Community
Redevelopment
Advisory Board

agenda item 8.b

item type

Upcoming Agenda Items

meeting date

March 26, 2026

prepared by

approved by

Bahiyyah Muhammad-Layton, Board
Coordinator

subject

Next Meeting - April 23

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None