

FRA Awards 2019

**CRA Homes – Quality Affordable Housing as the
Cornerstone of Community Revitalization**

“Outstanding Housing Project”

City of Orlando, Community Redevelopment Agency

Innovation

- Through the community-driven planning effort, a synergistic and collaborative vision emerged identifying quality affordable housing as the cornerstone of the historic Parramore Neighborhood revitalization
- With a population of over 6,000, Parramore Neighborhood is an older established African American community with a median income is \$19,275, of which 95% of household income is typically spent on transportation and housing, and over 90% of households rent
- Few individuals are able to secure affordable homeownership and have limited housing choice as well as struggling with long-term maintenance expenses and mortgage costs
- The CRA Homes project is a “solutions driven” approach, which addresses the complicated barriers to successful homeownership and includes strategic interventions such as quality low maintenance design, innovative development approaches, and broad-based down-payment assistance to meet community need

CRA Homes: Before Image



Community Impact

- Orlando Mayor Buddy Dyer is committed to ensuring that every person, regardless of economic status, has access to quality housing that is safe and affordable; particularly in the Parramore Neighborhood, where quality homeowner products will safeguard historic development patterns and be the cornerstone of a healthy and sustainable neighborhood
- The 1,400 sq. ft. modern bungalow housing designs are varied and attractive and include 3 bedrooms/2 bathrooms as well as front and rear porches and a garage; The three homes (Phase I) completed and sold in 2019, were single story, while the second phase of development, comprised of 7 additional units, will also include two-story models
- The home models were designed to meet the residents' varied needs from outdoor spaces to roomy interiors and the architectural features were selected to complement and enhance the neighborhood housing stock, some of which, dates from the pre-world war II era and are local historical assets

CRA Homes



Funding

- Comprised of multiple phases, in total 17 homes are to be built at \$235,000 cost per units, total project cost at 3,995,00 and total estimated return is 1,997,500
- Subsidized housing project brings in enormous return since the non-standard building lots had little taxable value (\$6,000). The first two homes sold for \$205,000, a substantial increase to the local tax base.



Problem Solving

- Parramore is a historic African American neighborhood, which has faced deep seated discrimination, blight and inherent suffering, but with enormous resilience
- Home design reduces homeownership maintenance costs through the introduction of specifically selected green materials and overall development approaches from Florida Friendly Landscaping to interior cross ventilation features
- Deferred loans at 0% interest were offered to qualifying individuals candidates and included Down Payment Assistance of up to \$100,000 approved through the program and up to \$80,000 for Phase I homes
- Homes were priced at \$205,000 and the CRA neared its ambitious sales goal of \$125,000 on each home
- Applicants were required to take pre and post home buyer assistance which helped new owners to improve their financial knowledge, learn basic home management skills, including home maintenance

Applicability to Other Communities

- Through the CRA Homes approach, new infill housing typologies, strategic land use regulations, and design standards have been developed and can be reproduced in both urban and suburban communities
- Other communities could adopt CRA Homes site planning strategies to develop housing that ensures that individuals and families have access to quality affordable housing all the while safeguarding historic development patterns, architectural form and scale, as well as collaboratively building an attractive, healthy, and sustainable neighborhood.
- The innovative CRA Homes Down Payment Assistance Program opens the doors to a broad range of future homeowners, at various incomes levels and can be easily replicated

CRA Homes – 1st Owner

