



WENDOVER

HOUSING PARTNERS



WENDOVER

HOUSING PARTNERS

Wendover Housing Partners is a privately held real estate development, investment, and management company specializing in multi-family affordable, workforce, and student housing communities across the Southeastern United States. Since the company's inception, Wendover's principals have financed and developed close to 8,000 multifamily units creating a variety of economically and socially diverse neighborhoods. The company currently has an additional 3200 units in development and under construction.

Across every housing community, we strive to help neighbors, students and families thrive by maintaining the highest possible standards; meticulously crafting designs; ensuring quality in our construction, amenities, in the distinction of our partners, and in the level at which our communities operate. Because we owe it to our employees, to our clients, and to our communities.

WENDOVER

HOUSING PARTNERS

Shaping Futures. Changing Lives.

“We started Wendover to empower individuals through housing communities. To us, that is the definition of meaningful work.

It’s what drives us to innovate, strategize, collaborate in new ways and develop unique and groundbreaking partnerships to create places that are truly special.”



Jonathan L. Wolf
Founder & CEO

[Wendover Housing Partners Video](#)



CATCHLIGHT

CROSSINGS



WHERE ORLANDO
MOVES FORWARD.

[Catchlight Crossings Video](#)

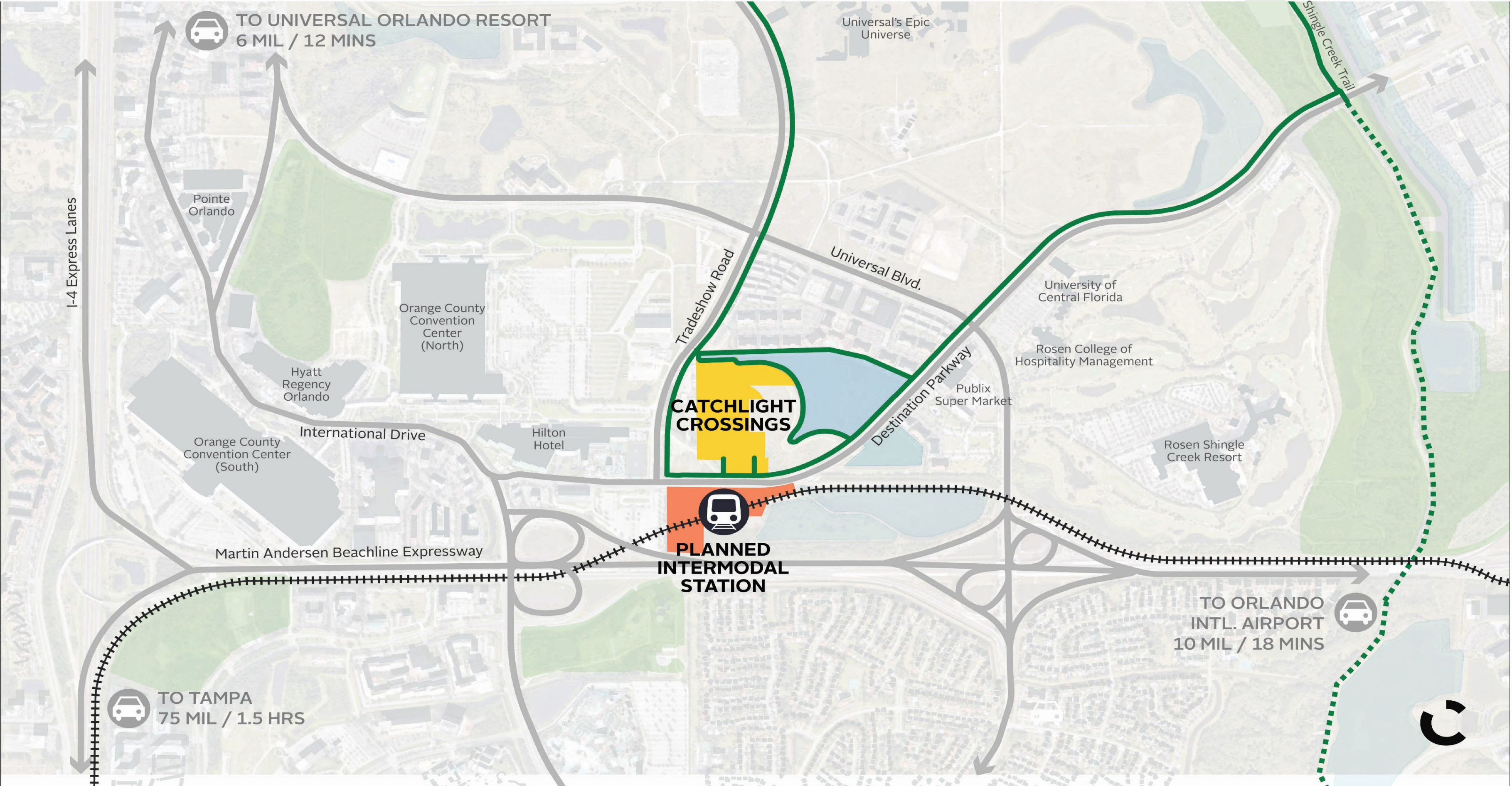
- Orange County Housing for All Task Force
- Master Planning / Programming
- Form a not-for-profit entity Housing for Tomorrow Corp.
- Established Review Committee of Five
 - Terry Prather, COO LIFT Orlando; Co-Chair Housing for All
 - Maria Triscari, President International Drive Chamber
 - Rhonda Rhodes, VP HR Universal; Member Housing for All
 - Russ Dagon, SVP Universal Resort Development
 - Rob Herrick, Senior Manager, Master Planning Universal



- RFQ Process
 - 17 Full Responses
- RFP Process
 - 5 Selected
- Presentations
- Agreements



A Significant Opportunity for the Region



Catchlight Crossings Master Plan





Existing Site – March 2025



NOVAVERSE

CATCHLIGHT CROSSINGS

Affordable & Workforce Apartment Homes
Community Retail & Amenities
Community Arts Program



Master Plan Vision

1.95 M

square feet

1,000

apartment homes

4+ acres

of site open space

72,000

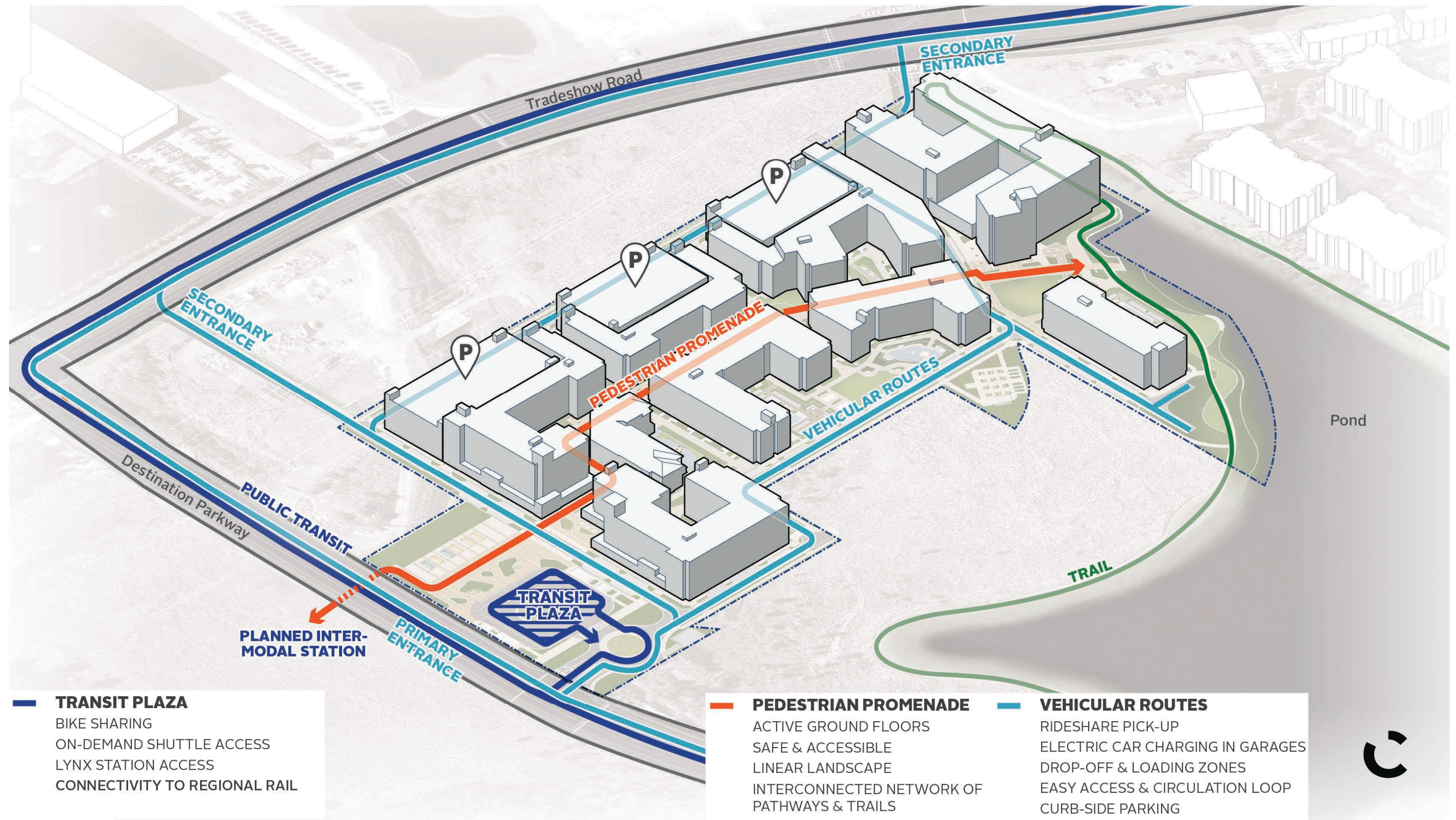
square feet of public & residential amenities

1,664

parking spaces



Access & Circulation



Uber



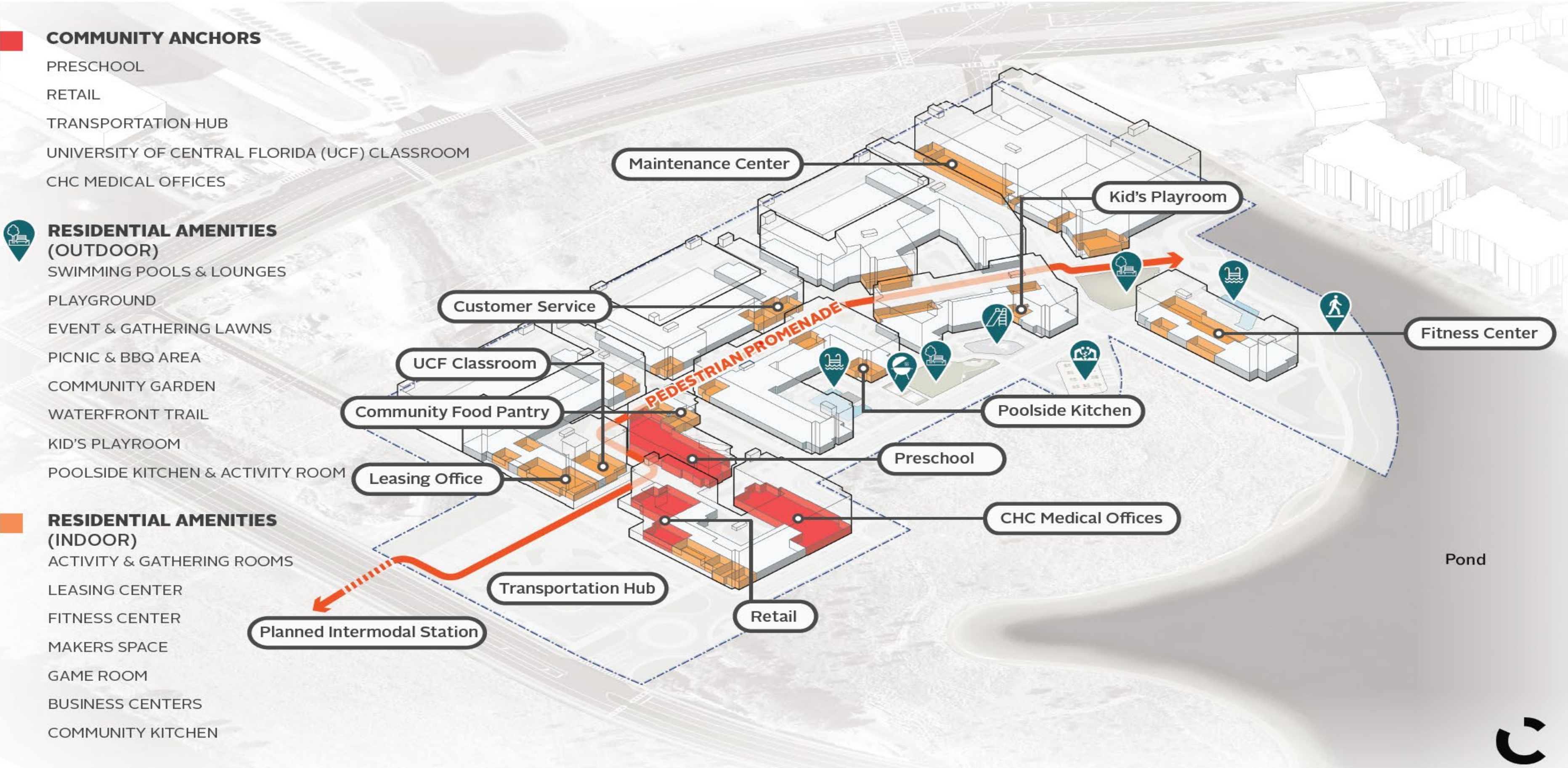
brightline

Transportation

The transportation at Catchlight Crossings will offer a host of options to get our residents where they need to go.

- Rideshare pick-up
- Electric car charging in parking garages
- Bike sharing
- On-demand shuttle access to Universal properties and other employment centers
- Lynx station access
- Connectivity to SunRail
- Connectivity to future Brightline stop

Community Amenities





CATCHLIGHT CROSSINGS

Art Program

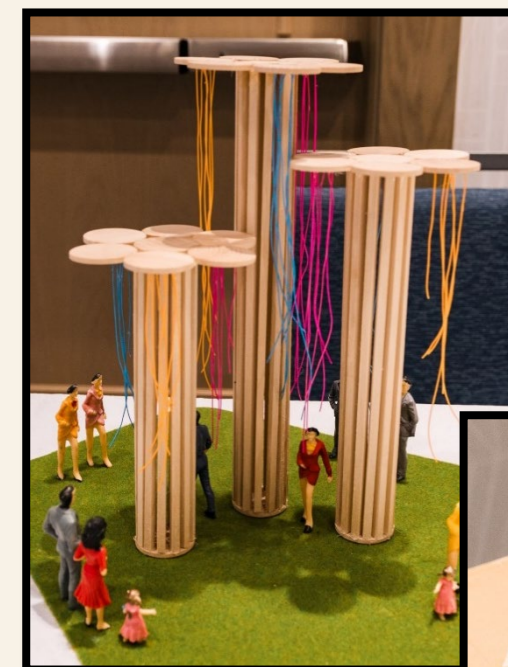
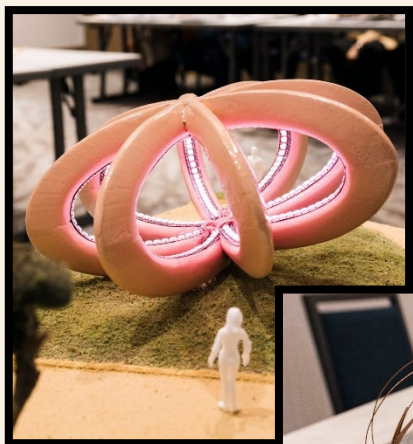
Our vision is to create a visual representation of the vibrant and diverse community at Catchlight Crossings. The visual representation will be a combination of public and local artwork that highlight connectivity, diversity, and inclusion.



University of Central Florida Advanced Design Lab Project - Catchlight Crossings

The AD Lab project is a UCF collaboration with the private and public community, in which participating donors engage the UCF college of Visual Arts and Design to create a semester class that centers around the art of designing a public art proposal and concept.

Wendover Housing Partners are honored to have been a semester sponsor and one of these deserving designs will be incorporated into the daily lives of the residents of Catchlight Crossings.



CATCHLIGHT CROSSINGS





CATCHLIGHT
CROSSINGS

CATCHLIGHT CROSSINGS

Financials



Live Local Act

Funding & Tax Credits

- Proposes a record \$811 million for affordable housing programs including: \$252 million for SHIP, \$259 million for SAIL, \$100 million for the Florida Hometown Hero Housing Program, \$100 million for a CHIRP-like program, and up to \$100 million for a new Live Local Tax Donation program
- Redirects up to an additional \$150 million/year for 10 years to SAIL to be used on defined projects
- Creates a new Live Local Corporate Tax Donation program allowing taxpayers to donate funds directly to FHFC for the SAIL program in return for tax credits against corporate and insurance liability tax
- Codifies the Florida Hometown Hero program in state law
- Increases the Community Contribution Tax Credit (CCTC) and expands the Job Growth Grant Fund for affordable housing-related infrastructure expenses

Affordable housing tax exemptions

- Creates a new affordable housing property tax exemption for non-FHFC multifamily developments of over 70 affordable units
- Authorizes cities and counties to provide property tax incentives for developments that serve households at 60% AMI or below
- Creates a new sales tax refund for certain affordable developments

Zoning, land use, and role of local government

- Proscribes standards on zoning, density, and height for certain multifamily affordable housing developments in commercial, industrial, or mixed-use areas. For height, a development would be allowed the highest height currently allowed within 1 mile of the proposed development or 3 stories, whichever is higher. For example, if a county limits height to 4 stories within 1 mile of a proposed development through a county charter or other land development regulation, that development could only be built up to 4 stories.
- Amends land use tool for affordable housing at ss. 125.01055(6) and 166.04151(6) to exclude “residential” zones and removes prohibition on SAIL-funded projects
- Requires cities and counties to post inventory of lands appropriate for affordable housing on its website and encourages local governments to adopt best practices
- Prohibits local governments from enacting rent control
- Requires local governments to post expedited permitting procedures online

State Housing Strategy

- Makes substantial amendments to the state’s housing strategy at s. 420.0003.

Florida Housing Finance Corporation & Technical Assistance

- Changes board makeup of FHFC, makes changes to FHFC budget request process, and makes amendments to the Qualified Contracts
- Allows FHFC to contract with Catalyst Program provider to provide training on using publicly owned land for affordable housing

Income and Rent Limits

| Housing Type | AMI | Income Limits | | | | Maximum Gross Monthly Rents | | | | TOTAL Units | % of Total |
|--------------------------|------|--|--|--|--|-----------------------------|---------------|----------------|---------------|-------------|------------|
| | | 1-Person Household Annual Income Limit | 2-Person Household Annual Income Limit | 3-Person Household Annual Income Limit | 4-Person Household Annual Income Limit | Studio | 1 Bed/1 Bath | 2 Bed/2 Bath | 3 Bed/2 Bath | | |
| Workforce | 120% | \$69,720 | \$79,680 | \$89,640 | \$99,480 | 8 \$1,671 | 81 \$1,789 | 97 \$2,148 | 64 \$2,479 | 250 | 25.0% |
| Workforce/ Affordable | 80% | \$46,480 | \$53,120 | \$59,760 | \$66,320 | 5 \$1,163 | 93 \$1,245 | 130 \$1,495 | 56 \$1,725 | 284 | 28.4% |
| | | | | | | | | | | | |
| Affordable | 60% | \$34,860 | \$39,840 | \$44,820 | \$49,740 | | 110 \$933 | 196 \$1,120 | 70 \$1,293 | 376 | 37.6% |
| | 30% | \$17,430 | \$19,920 | \$22,410 | \$24,870 | | 28 \$466 | 44 \$560 | 18 \$646 | 90 | 9.0% |
| Total Units by Type | | | | | | 13 | 312 | 467 | 208 | 1000 | |
| % of Total | | | | | | 1% | 31% | 47% | 21% | | 100% |

CATCHLIGHT
CROSSINGS

CATCHLIGHT CROSSINGS

Planning & Design Team



CATCHLIGHT

CROSSINGS

PLANNING & DESIGN TEAM

MASTER PLANNING & DESIGN ARCHITECT
Beyer Blinder Belle Architects & Planners

EXECUTIVE ARCHITECT
BDG Architects

LANDSCAPE ARCHITECTURE
RVi Planning + Landscape Architecture

ENGINEERING
AVCON, INC.

INTERIOR DESIGNER
Palmetto Interiors

SUSTAINABILITY
Trifecta Construction

*We thank the extended team who provided guidance and dialogue to
shape the plan.*

Universal Creative
Orange County
Lynx Orlando
Orange County Convention Center

CATCHLIGHT

CROSSINGS

WENDOVER

HOUSING PARTNERS

