



## Wendover to start construction soon on more affordable housing in Sanford



Carisbrooke Terrace will utilize the same architectural prototypes that were used for Monroe Landings, which was built in partnership with the Sanford Housing Authority. (Courtesy of Wendover Housing Partners)



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[Wendover Housing Partners](#) intends to develop two affordable housing projects in Sanford: Carisbrooke Terrace and Harwick Place.

Carisbrooke Terrace spans 11 acres and is situated on the south side of 3rd Street, between Olive Avenue to the west and Pecan Avenue to the east, with 5th Street bordering the south. The development will include a total of 160 multifamily apartments, with phase one comprising 80 units.

“Only half of this project is funded, so we are building half of the units and clubhouse to start,” said Ryan Von Weller, Chief Operating Officer of Wendover Housing Partners. “We are in for funding now for the second part of this project; there is no way for me to predict when that will be.”

Both projects are utilizing non-competitive 4% Low-Income Housing Tax Credits and Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. The Florida Housing Finance Corporation (FHFC) approved the tax credit funding in early 2025. The rest of the capital stack will be bonds and construction debt, Von Weller said.

The total project value for the first phase of Carisbrook Terrace is estimated to be between \$30 million and \$35 million, according to Von Weller.



Carisbrooke Terrace is approved for 160 workforce housing units, but only the first 80 are currently funded. (Courtesy of Wendover Housing Partners)

This project represents phases three and four of the Carisbrooke Terrace master plan. In 2020 and 2022, the Planning and Zoning Commission approved two separate Conditional Uses for phases one and two, each consisting of 64-unit multifamily residential developments.

During the Sanford City Commission meeting this week, developers requested the vacation of an 82-foot right-of-way between 3rd Street and 5th Street along Avocado Avenue. This right-of-way cuts through two parcels owned by the Sanford Housing Authority, and vacating it would allow the two parcels to be combined into one continuous plat. The motion passed unanimously.

“The updated site design is better achieved without the old right-of-way and outdated plat layout, which are no longer needed and would interfere with the new plan,” said Eileen Hinson, Planning Director. “Vacating a right-of-way can allow a property to be redesigned properly for a new redevelopment.”

Avocado Avenue will now be the entrance to the apartment complex.

The master plan includes eight 3-story buildings and features amenities such as a clubhouse, a pool, and a dog park.

Harwick Place will offer affordable housing for senior citizens aged 55 and older. This site will contain 80 units spread across 5 acres, while the total land for the plat ranges from 14 to 16 acres.

“Once these projects are complete, the areas will become a modern, affordable-housing community with updated buildings, streets, parking, landscaping, and infrastructure,” Hinson said. “The goal is to replace the former aging units with a safer, more attractive, and more functional neighborhood.”

Wendover requested the vacation of the never-built Castle Brewer Court site in order to replat it for the new development.

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"We just needed a clean parcel without a bunch of easements and right of ways in it," Von Weller said.

Harwick Place is located between Eighth Street and Tenth Street and between Mulberry Avenue and Olive Avenue.

Carisbrooke Terrace is currently in the rezoning process, having gone before the Planning and Zoning Commission on Jan. 8 and scheduled for City Commission hearings on Jan. 26 (first reading) and Feb. 9 (second reading). After rezoning is approved, the developer can submit a site development plan.

City Staff is still working on submittals for Harwick Place to the south.

Both projects' income restrictions will be 22-80% of the Area Median Income.

Von Weller expects both projects to commence around April or May, with total construction taking approximately 18 months. Wendover will also oversee property management.

"These things take a long time to come to fruition, but they are of value when they are done, long-term proposition," Weller said. "We are doing these all over the state, all the time. We understand the game. This is our sixth project with the city."



Wendover Housing Partners will finish construction this year on Catchlight Crossings, Universal's upcoming 1,000-unit apartment complex located just south of Epic Universe. (Handout from Universal Resorts)

Wendover has around five projects underway in 2026, including these two, which are already funded. The Altamonte Springs-based company will wrap construction this year on [Catchlight Crossings](#), the 1,000-unit mixed-income community build on land donated by Universal, next door to the Orange County Convention Center campus.

"We are seeking to get a few more projects funded this calendar year and have more than seven projects in some phase of the development cycle going into 2027," Von Weller said. "The objective is to keep growing, keep getting developments funded and keep building."

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