



Commercial Real Estate

Habitat for Humanity finds investor for Sanford project, addressing affordable housing crisis

Habitat for Humanity Seminole-Apopka received a \$1 million investment from local construction firm Wharton-Smith for the Legacy Point development.

JIM CARCHIDI/OBJ



By [J.C. Carnahan](#) – Staff Writer, Orlando Business Journal
Oct 21, 2025



Preview this article 1 min



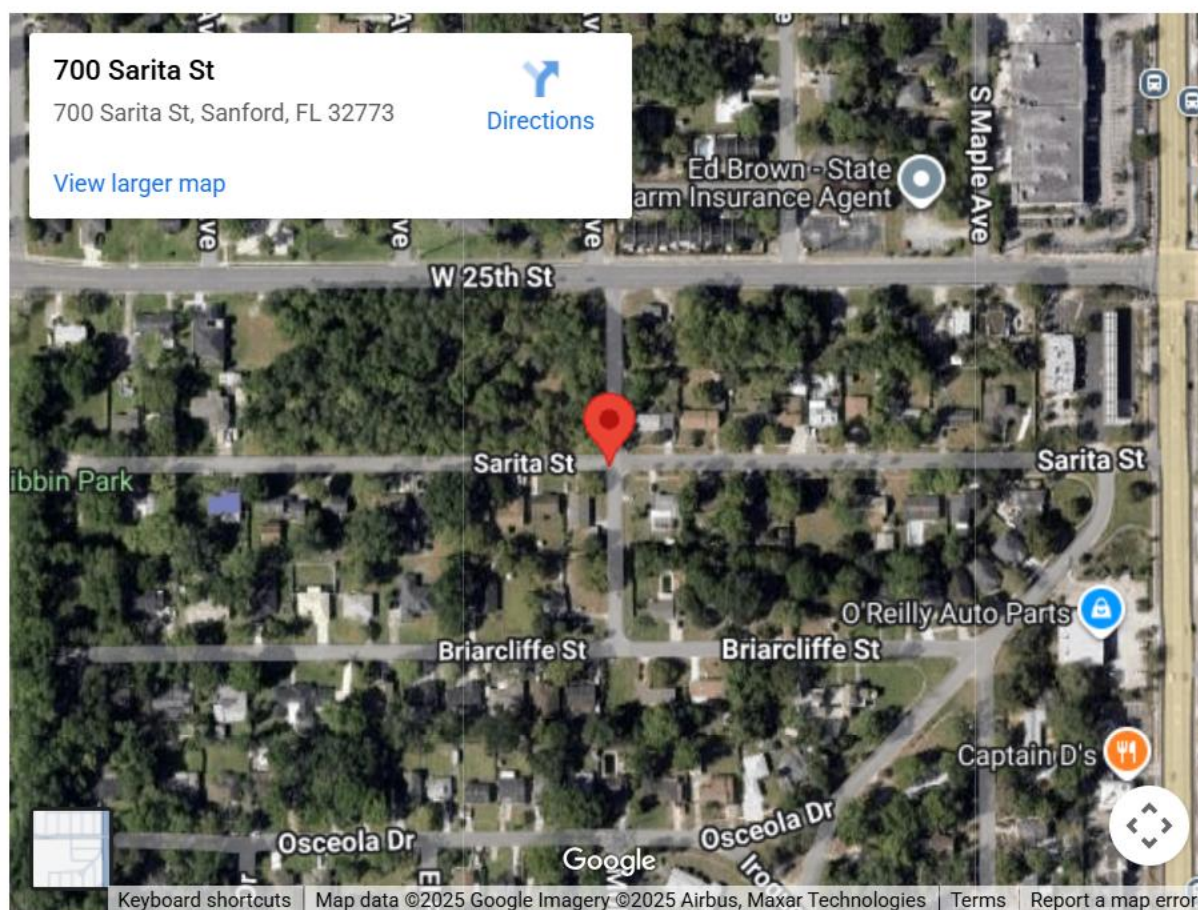
Story Highlights

- Wharton-Smith has invested \$1 million in Habitat for Humanity's affordable housing project.
- The Legacy Point development will feature 19 homes on 3.23 acres in Sanford.
- Groundbreaking for the project is expected by early 2026.

Seminole County-based construction firm [Wharton-Smith](#) is working with [Habitat for Humanity Seminole-Apopka](#) in a public-private partnership to build a 19-home affordable housing community on 3.23 acres in [Sanford](#).

[Habitat for Humanity](#) announced Oct. 21 that Wharton-Smith made a \$1 million investment for the Legacy Point development, which is estimated to contribute more than \$14 million to the region's gross domestic product (GDP).

Located southwest of W. 25th Street and Grenada Avenue at 700 Sarita St., the project comes at a time where there is “a critical lack of affordable housing” in the Orlando, Kissimmee and Sanford market, according to the [Homeless Services Network of Central Florida](#).



“Affordable housing is one of Central Florida’s most pressing challenges,” Wharton-Smith CEO Tim Smith said in a prepared statement. “This \$1 million transformational gift represents more than just financial support, it mobilizes people, skills and resources to uplift lives for generations to come.”

The clearing of land and tree harvesting will begin at the site over the next few weeks, Habitat for Humanity stated. A groundbreaking is expected by early 2026.

Floor plans for the roughly 1,500-square-foot homes and the total cost of the development were not disclosed. Smith told *Orlando Business Journal* via email that Habitat was able to work with Wharton-Smith design consultants “to achieve higher density by smaller lot sizes, reduced square footages and value engineering to bring the development to market and start construction.”

In a press release, Habitat for Humanity CEO Penny Seater called the partnership “corporate leadership at its finest,” as a way of showing what’s possible “when industry invests in community.”

“For nearly 35 years, we’ve been helping families break free from the cycle of rent and step into homeownership,” she said. “Legacy Point accelerates that mission.”

KMS Construction of Central Florida was awarded the site work package. Bidding and procurement for the project is ongoing, with contracts expected to be awarded in February and March in preparation of vertical construction mobilization in June.

“With the current landscape of the economy and rising costs, developing larger scale parcels with higher density is the only way to continue to bring affordable housing to the areas we serve,” Smith said.

Homeless Services Network CEO Martha Are told *OBJ* in an email that Orange, Osceola and Seminole counties have a shortage of 54,273 units for households considered extremely low income, “a category that applies to roughly 20% of the population,” due to quick growth of the area and increased rents following the pandemic-era eviction moratorium.

“When people are spending more than a third of their income on rent, they become increasingly vulnerable to homelessness,” Are said. “All it takes is one missed paycheck, one unexpected doctor's bill or one car repair to leave them unable to pay rent and facing eviction.”