

**MONTHLY AGENDA
NONPROFIT HOUSING ROUNDTABLE OF CENTRAL FLORIDA
Wednesday, March 31, 2004 @ 8:30 A.M.**

www.housingroundtable.org

MEETING LOCATION

**The Orlando Realtors Association, 1330 Lee Road, Orlando, FL (407-691-7900)
Located on south side of Lee Road, one mile west of I-4, across from International House of Pancakes**

MISSION: To increase the supply of decent affordable housing provided by nonprofit organizations to low and very low income families through coordination among non-profits to enhance capabilities, expand funding opportunities, maximize training, and develop new partnerships.

Time (Min)	Agenda Item
8:00-8:30	Networking between members and guests
8:30-8:35	Introduction of members/guests (Katie Porta)
8:35-8:40	Approval of minutes
8:40-9:20	Speakers — Norma Guzman (City of Orlando)
9:20-9:30	Other Items: <ul style="list-style-type: none">Q County/City/HUDQ City of Orlando HAC ReportQ Counseling Collaborative New Business: <ul style="list-style-type: none">Q Review correspondence Next membership meeting – April 28, 2004 Adjourn (TOTAL MEETING TIME -- 1 HOUR AND 0 MINUTES)

Future Meeting Schedule for 2004 (subject to change):

April 28, May 26, June 30, July 28, August 25, September 29, October 27 (No Meeting in November and December)

THE NONPROFIT HOUSING ROUNDTABLE OF CENTRAL FLORIDA -- ACTION PLAN

- Goal 1. To educate the entire community on the role of the nonprofit sector as an important partner in the housing delivery process.
 - a. Communicate housing and nonprofit needs to local area government
 - b. Develop quantifiable goals for the Roundtable to allow for evaluation of this organization's effectiveness.
 - c. Invite guest speakers to speak monthly. Pick out topic relevant to nonprofit housing providers (i.e. management, development, underwriting) and have speaker make 30 minute presentation.
- Goal 2. To pool skills and resources of nonprofit housing producers and housing support agencies
 - a. To use the nonprofit Roundtable to gain organizational and functional strength to achieve our mission by convening regular meetings to share information, and to plan and coordinate activities of the participating nonprofits
 - b. To evaluate and prepare an annual plan that quantifies projects and funding needs of the participating nonprofits and prepare joint funding support request to the various funding entities
 - c. To promote and support emerging nonprofit housing organizations.
- Goal 3. To pursue various partnership opportunities and linkages with for-profit developers and builders.
 - a. Strengthen relationships between nonprofits and private sector
 - b. To become active participants in the Homebuilder's association to cultivate support of for-profit developers and builders and to seek out opportunities for joint-ventures, other business relationships and mentoring.
- Goal 4. To pursue activities that would increase the availability of low cost funds to nonprofits.
 - a. Subscribe to legislative, funding resource. Monitor and report on upcoming funding programs.
 - b. Develop calendar of funding source with contact, deadline and summary information.
- Goal 5. To pursue activities that would encourage governments to provide grants and loans to nonprofits for technical assistance and housing production.

Membership and Invited Guests

MEMBERS

Accessible Alternatives, Inc.
Centaur
Center for Independent Living
Center for Affordable Housing
Central Florida Community Reinvestment Corp
Central Florida Homebuyer Counseling Collaborative
Coalition for the Homeless of Central Florida
Community Housing Partners Corporation
Consumer Credit Counseling Svc of Central FL
Cornerstone
Golden Rule Housing (p)
Grand Avenue Economic CDC
Greater Orlando Legal Services
Greater Orlando Association of Realtors (p)

HANDS

Home and Neighborhood Development Center
Homes in Partnership, Inc.
John Huguenard & Associates
Legal Aid Society
Metropolitan Urban League, Inc.
Orlando Housing Authority
Orlando Neighborhood Improvement Crop (ONIC)
Parramore Heritage Renovation Foundation (p)
RAIN Foundation, The
Quest
Restore Orlando
Salvation Army
Seminole County SHIP Program
Seniors First (p)
South Lake Community Foundation
St. Margaret Mary Church
Sunshine State Affordable Housing
University of Florida - Shinberg Center
Wyman Fields Foundation

ADVISORY ORGANIZATIONS

City Of Orlando Office of Housing
East Central Florida Regional Planning Council
Fannie Mae Foundation
Florida Low Income Housing Coalition
Orange Co. Dept. of Community Development
Orange County Housing Finance Authority
Osceola Planning Dept.
Sanford Housing Authority
US Department of HUD
Winter Park Housing Authority

CONTRIBUTORS

America's Preferred Homes
AmSouth Bank
Colonial Bank
Commonwealth Mortgage
Fannie Mae Foundation
Federal Trust Bank
Fugleberg Koch Architects
Keystone Challenge Fund
Republic Bank
The Edyth Bush Charitable Foundation
Wachovia Bank
Washington Mutual

INVITED GUESTS

Affordable Housing by Lake
Alco-Rest, Inc.
American Home Funding
American Heritage Mortgage
Anne Frost Real Estate Center
Association of Realtors
Bank of America
Better Image Foundation
Center for Independent Living
Central Florida Homebuilder's Association
CGMS, Inc.
Charlan, Brock & Associates
Colonial Mortgage Company
Commonwealth United Mortgage
Corrine Brown
ERA Preferred Properties
Farmworkers Association
Federal Home Loan Bank
First Union Bank
Florida Low Income Housing Coalition
Graham & Cottrill, P.A.
Huntington Mortgage
Liberty National Bank
Mathis Law Firm
Norwest Mfg.
Orange Blossom Trail Development Board
Orange County - Children's Services
Orange County - Human Services
Orlando Public Housing Authority
Pinnacle Financial Corporation
Real Estate Professionals
Renee Stein
Seminole Chamber of Commerce
SunTrust
The Bank of Winter Park
Thomas Mortgage

Nonprofit Housing Roundtable Meeting Minutes from February 26, 2004 Meeting

Present: Scott Zimmerman, Katie Porte, Fran James, Bob Ansley, Bob Hahn, Paula Seigler, Bob Hafer, Jerome Berry, Wanda Perez, Patricia Rice, Vivian Bryant, Jacques Brice, Gaile Plowden, Frank Fucci, Michael Thomas, Betty Evans-Turman, Albie Martin, Lynda Hinckley, Louis Laubscher, John Hazelroth, Kyana Rolle, Kathy Hazelwood, Suzanne Brown, Chester A. Glover

Agenda Item 1 – Miscellaneous Items

The following are some miscellaneous items which were presented at the beginning of the meeting.

- Fran James indicated that she is currently working at the Crossing at Leesburg which is ready to start construction on a 168 unit project there.
- Fran indicated that she has been closely monitoring some changes at the state level. There is now the recommendation to move some of the money from sale to homeless families, commercial fisherman, and farm workers.
- Bob Hafer from The Transition House Inc – Home Inc, (Osceola) indicated they've received \$2 million to build transitional housing for children. This is all part of the Florida Homeless Coalition grant proceeds.
- Linda Wakefield was on-hand from the Winter Park Housing Authority. They just opened up affordable housing along the railroad tracks. In addition, they've been given \$1 million in community home dollars and CDBG dollars to do 188 units called Santa Barbara, which is near the Winter Park Y at Aloma and Forsyth.

Agenda Item 2 – Vivian Bryant (Orlando Housing Authority)

Vivian was on-hand along with staff from the Orlando Housing Authority. They discussed several projects and the following is a summary of their presentation.

- The Orlando Housing Authority has received HUD HOPE 6 funding on two projects. The first is Hampton Park near Bumby and the second is Carver Court in the Washington Shores area.
- The Authority was created in 1938 and has been an active participant in affordable housing ever since.
- Hampton Park had a 100 units of public housing. They started relocating the residents in 1994 through 1995. In 1996, the units were demolished and in 1997, the Authority received \$6.8 million to construct new housing. The new project will have 65 single family homes of which eighteen are affordable (\$90,000-\$110,000) and the balance of single family homes will have a price range between \$150,000 to \$250,000. There will be 38 units of affordable housing off-site and on-site will have 48 units of housing for the elderly. There will also be commercial and office space. The single family homes were started in May, 2001 and the entire project should be complete in June of this year.
- Carver Court is a 212 unit public housing complex which has strong historic ties to the community. It was originally built in 1995 on top of a land fill and over the years, the units began to sag and the property deteriorated. Redevelopment will include 203 units, of which 57 units will be single family homes. Of these, 22 units will be affordable (a principal reduction of up to \$45,000 is being given to residents moving into these homes). An additional 64 units will be dedicated to the elderly and 30 units will be market rate rental. An additional 22 units will be affordable rental properties and 30 units will be a flexible subsidy where people can move in throughout the complex and have rent subsidies. The total amount of funding from HUD for this property was \$18 million and the City of Orlando contributed \$1.8 million. The anticipated start date is 2004 and the completion date is 2008.
- In both cases, the Authority indicated that because of the amount of grants people are not being displaced but can actually come back and either purchase or live in rental units within the complex.

This concludes the end of the meeting minutes. The next meeting will be held on March 31, 2004. It will be at 8:30 am, at The Orlando Realtors Association, 1330 Lee Road, Orlando, FL (407-691-7900), located on south side of Lee Road, one mile west of I-4, across from International House of Pancakes.

GUEST SPEAKER – March, 2004

Norma Guzman (City of Orlando)

Ms. Guzman will be on-hand to talk about the City of Orlando's upcoming June request for proposal of \$1 million (for construction and rehab) along with a discussion of another \$2.8 million available for other activities. In addition, Ms. Guzman will talk about some of the City's recent community development success stories.