

**MONTHLY AGENDA  
NONPROFIT HOUSING ROUNDTABLE OF CENTRAL FLORIDA  
Wednesday, October 29, 2003 @ 8:30 A.M.**

[www.housingroundtable.org](http://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.

<u>Time (Min)</u>	<u>Agenda Item</u>
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	Speaker — Rosanna Jacobsen, Colonial Bank
9:20-9:30	Other Items: <ul style="list-style-type: none"><li>Q County/City/HUD</li><li>Q City of Orlando HAC Report</li><li>Q Counseling Collaborative</li></ul>
	New Business: <ul style="list-style-type: none"><li>Q Review correspondence</li></ul>
	Next membership meeting – November 19, 2003
	Adjourn (TOTAL MEETING TIME -- 1 HOUR AND 0 MINUTES)

Future Meeting Schedule for 2003:  
November 19, No meeting in December

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**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 September 24, 2003 Meeting**

Present: Teresa Gronski, Jose Irizarry, Bill Newman, Rosemary Flanagan Gilbert, Olivia H Carter, Carole Trapani, Angela Subbs Brady, Jill McReynolds, Jerome Berry, Chester Glover, Glinder Stephens, Paula Seigler, Linda Linstrum, Nancy Shanto, and John Hazelroth

### **Agenda Item 1 – George Powell, Powell Design Group (USDA)**

George was on-hand to present information about architectural design in affordable housing. The following are excerpts from George's presentation.

- In many of the projects, George has used porches. He has found that this creates a sense of space and ownership and does not significantly add to the cost of the project.
- In order to make the buildings attractive, George has utilized shutters and textured block. These elements give the project an upgraded feel.
- In order to sense of community and to make it more esthetically pleasing, George has utilized a multi-building design. Rather than having one building, he splits the buildings up into smaller components and scatters them throughout the site. Oftentimes he is able to utilize the trees or grade changes on the site to enhance the esthetic quality of the project.
- Other items which George uses and improves the esthetic quality of the building include dimensional shingles, cement siding materials, color variations (including different colored doors), and increasing the overall landscape of the site.
- In summary, George mentioned that the following are key ingredients when designing affordable housing; 1) create a sense of community space; 2) do not cut back on the landscaping plans; 3) try to use an efficient layout; 4) try to utilize forms, rhythm, and scale throughout the project; 5) be aware of texture and materials and finishes to enhance the quality of the project; 6) utilize site lighting; 7) do not be afraid to use colors throughout the space.
- George can be reached at Powell Design Group, 303 E Par Street, Orlando, FL 32804, 407-622-6882.

### **Agenda Item 2 – Miscellaneous Business**

- Jose was on-hand from the Coalition for the Homeless. He announced that they were recently awarded \$200,000 in State Emergency Shelter Grant funding.
- Teresa was on-hand from Mending Hearts and indicated that they are now opening a dance and recording studio at 22<sup>nd</sup> Avenue and Lee Street.
- Jerome from Lakeside and indicated that they have one more affordable apartment to be leased for persons who are chronically mentally ill. For more information, he can be reached at 407-822-5061.

This concludes the end of the meeting minutes. The next meeting will be held on Wednesday, October 29<sup>th</sup>, 2003 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.

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GUEST SPEAKER - OCTOBER, 2003

Rosanna Jacobsen, Colonial Bank

As the economy continues its slide, the importance of financial literacy training has never been more relevant nor important. Rosanna Jacobsen will be on-hand to talk about a new program called Jump Start – Financial Smarts for Students.

The Florida Jumpstart Coalition envisions a time when all Florida young people will be financially literate and equipped to achieve lifetime financial goals upon graduation from high school.

Ms. Jacobsen will be presenting this vision and how Roundtable members and supporters can play a role.