

**MONTHLY AGENDA
NONPROFIT HOUSING ROUNDTABLE OF CENTRAL FLORIDA
Wednesday, January 27, 2010 @ 8:20 A.M.**

www.housingroundtable.org

**East Central Florida Regional Planning Council, 309 Cranes Roost Blvd, Ste. 2000,
Altamonte Springs, FL 32701
For location, go to web site at www.ecfrpc.org, or call 407-622-7788)**

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
8:30-8:40	Introduction of members/guests (Katie Porta)
8:40-9:25	Speaker — Bill Donegan, Orange County Property Appraiser
9:25-9:35	Other Items: <ul style="list-style-type: none">☞ Municipal Reports☞ County Reports☞ Others Next membership meeting – March 31, 2010 Adjourn

Future Meeting Dates: March 31, May 26, July 28, September 29, and December 1 (optional)

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
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
RAIN Foundation, The
Quest
Restore Orlando
Salvation Army
Seminole County SHIP Program
Seniors First
South Lake Community Foundation
St. Margaret Mary Church
Sunshine State Affordable Housing
University of Florida - Shinberg Center

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
USDA – Rural Development
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

Guest Speaker
Bill Donegan, Orange County Property Appraiser

Mr. Donegan was born and raised in New Orleans, Louisiana and graduated from the University of Southeastern Louisiana with a bachelor's degree in Business Administration. He is a graduate of the Senior Executives in State and Local Government Program at Harvard University's John F. Kennedy School of Government. He was honorably discharged from the U.S. Army as a First Lieutenant. Following 26 years in retail management in New Orleans and San Francisco, he moved to Central Florida. First elected to public office in 1986 as a city councilman for Maitland, Florida, Mr. Donegan was elected Orange County Commissioner in 1988 and re-elected to serve an additional four year term in 1992. In 1998, Governor Jeb Bush appointed him to the Florida Ethics Commission. Bill served as a member of the Constitutional Officer Financial Reporting Task Force at the request of the Auditor General of the State of Florida. Mr. Donegan was appointed the Orange County Property Appraiser by Florida Governor Jeb Bush in 2001. The citizens of Orange County subsequently re-elected him in November 2002, 2004 and 2008.

The Orange County Property Appraiser is responsible for identifying, locating, and fairly valuing all property, both real and personal, within the county for tax purposes. The "market" value of real property is based on the current real estate market. Finding the "market" value of your property means discovering the price most people would pay for your property in its current condition. Determining a fair and equitable value is the only role of this office in the taxing process. What is important to remember is that the property appraiser does not create the value. People make the value by buying and selling real estate in the market place. The property appraiser has the legal responsibility to study those transactions and appraise your property accordingly.

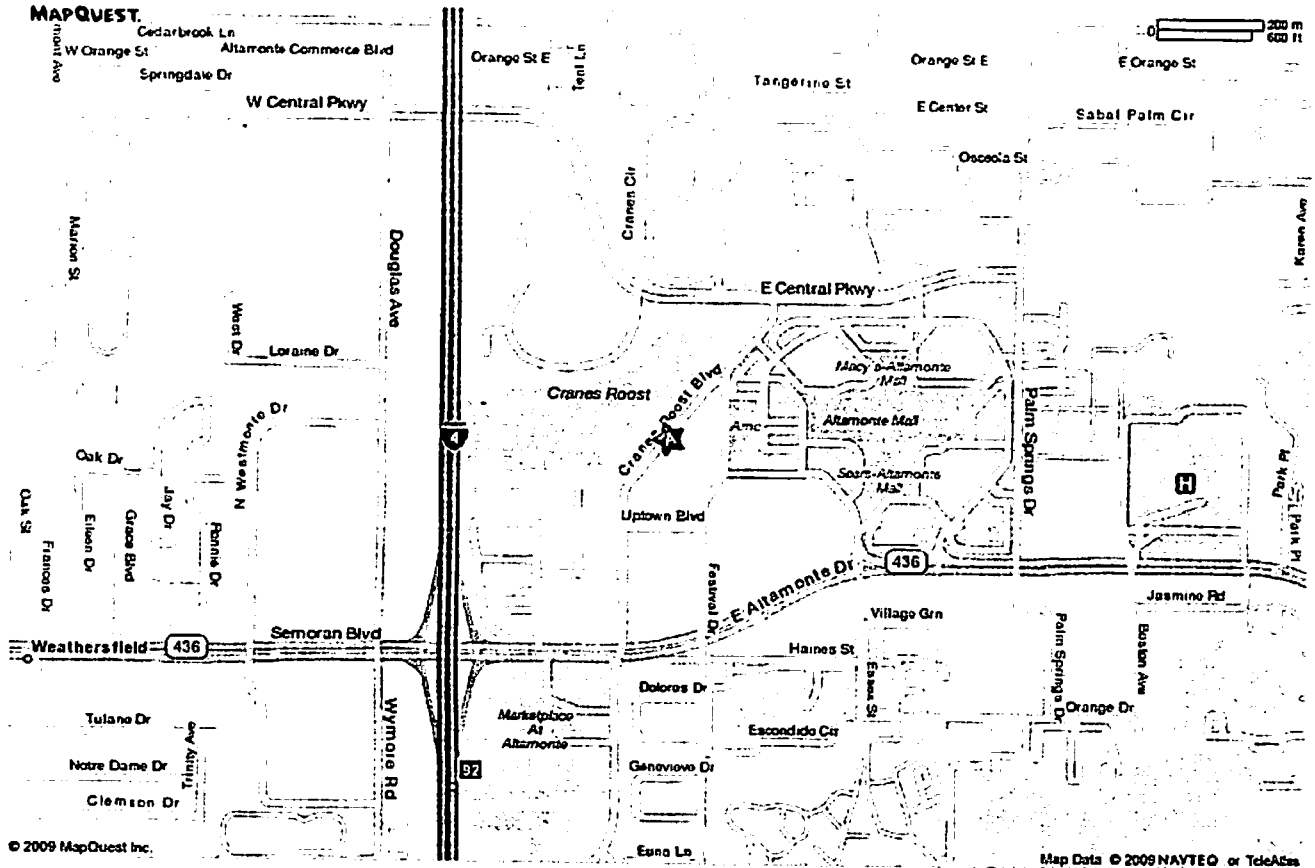
We have asked Mr. Donegan to touch on the following subjects during his talk with the Roundtable:

- Recap the projected revenue collections in 2010. Since revenues are likely to be down significantly, how will the County make up for this lost revenue?
- Is there any consideration for policy changes such as valuation methods, tax structures, nonprofit exemptions etc. in light of the reduced revenue the County is projecting to collect.
- Clarify how a nonprofit housing developer's property can be classified as tax exempt. Walk the audience through the process and identify typical problem areas which nonprofits encounter.
- Clarify tax exempt properties and occupancy. What if the structure is rent restricted and is newly built and not fully occupied as of Jan. 1st – can an exemption still be given or must units be occupied by rent eligible tenants. If taxes are based on occupancy, what is the methodology of how taxes are calculated.
- If a nonprofit wants to appeal a property tax bill on a single family or multi-family property, what is the process (we realize this may be an extensive discussion, so an overview would suffice)
- Are there any state or federal changes that would impact property tax collections at the County level that are forthcoming?

MAPQUEST.

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★ **309 Cranes Roost Blvd**
Altamonte Springs, FL 32701-3422



The meeting space is in the office of the East Central Regional Planning Council. The office is above the Restaurant Café Murano at 309 Cranes Roost Blvd. The entrance door is to the right of the front of the restaurant. Parking is also to the right of the building.