

**John Hazelroth**

---

**From:** Nonprofit Housing Roundtable <john@jphfl.org>  
**Sent:** Thursday, February 22, 2018 3:04 PM  
**To:** John Hazelroth  
**Subject:** March 15th Meeting

Email not displaying correctly? [View it in your browser.](#)

## **MEETING AGENDA**

### **NONPROFIT HOUSING ROUNDTABLE OF CENTRAL FLORIDA**

**With Support from the Orlando Regional REALTOR Association**

**Thursday, March 15, 2018 @ 1:30-3:00 PM**

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

### **MEETING LOCATION**

Orlando Regional REALTOR Association located at 1330 Lee Road, Orlando, FL 32810 (for location information, call 407-253-3580)

#### **Agenda Items**

---

- 1. List of invitees and introductions**
- 2. Roundtable discussion - membership dues**
- 3. Speaker - Jamie Ross, President/CEO Florida Housing Coalition**

**Next meeting – June 2018 (exact date to be determined)**

**Adjourn**

---

## **GUEST SPEAKER**

**Jamie Ross** is the President and CEO of the Florida Housing Coalition. Prior to joining the Florida Housing Coalition as CEO, Ms. Ross served as the Affordable Housing Director at 1000 Friends of Florida, a statewide nonprofit smart growth organization, from 1991- 2015. Prior to her tenure at 1000 Friends of Florida, Ross was a land use and real property lawyer representing for profit and nonprofit developers and financial institutions with a law firm in Orlando.

In 1991, Ross initiated the broad-based coalition that successfully advocated the passage of the William E. Sadowski Affordable Housing Act, providing a dedicated revenue source for affordable housing in Florida. She continues to facilitate the Sadowski Act Coalition to ensure funding for Florida's state and local housing programs. Her work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. She has authored numerous articles on the planning and financing of affordable housing and smart growth tools for producing and preserving affordable housing. With funding from the Rockefeller Foundation, Ross produced "Creating Inclusive Communities", a macro-media flash presentation on best practices for inclusionary housing programs. She founded the Florida Community Land Trust Institute in January, 2000.

Nationally, Ross serves on the Boards of Grounded Solutions Network and the Innovative Housing Institute. She is a nationally recognized expert in avoiding and overcoming the NIMBY syndrome. Ross is past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar, and a former Fannie Mae Foundation James A. Johnson Community Fellow.

Ms. Ross will be addressing the Roundtable on housing issues discussed at the recently completed legislative session in Tallahassee.

As Members and Supporters, you have chosen to receive notices and announcements by email from the Nonprofit Housing Roundtable of Central Florida.

Unsubscribe [john@jphfl.org](mailto:john@jphfl.org) from this list.

Our mailing address is:  
Nonprofit Housing Roundtable of Central Florida  
PO Box 948006  
Maitland, FL 32794-8006

Add us to your address book

Copyright (C) 2018 Nonprofit Housing Roundtable of Central Florida All rights reserved.

## **Meeting Minutes**

### **Nonprofit Housing Roundtable of Central Florida - Meeting Minutes**

**March 15, 2018**

**Guest Speaker - Jamie Ross**

List in Attendance: Florida Solar/UCF, Healthcare Center for the Homeless, HANDS of Central Florida, Seaside Bank, Orlando Realtors Regional Realtor Association, Community Ideas, West Lake Partnership, City of Orlando, Orange County, Center for Independent Living, Habitat For Humanity for Greater Orlando, TD Bank, Iberia Bank, Florida Community Loan Fund, Florida Housing Coalition, JPH & Associates, Inc.

Discussion - Membership Dues: Attached is information presented on charging membership dues. To date there have only been three responses, one in favor, one not in favor and one asking for more information. The consensus at the meeting was that dues were reasonable and there were no objections to charging of such dues. It was requested that there be one additional category for individuals.

Discussion - Work Group: The Roundtable is seeing interested individuals to participate in a work group to help identify future initiatives and/or activities for the Roundtable. Attached is information regarding the purpose and the dates.

Speaker - Jamie Ross, Florida Housing Coalition: The following are some of the highlights from the speaker's presentation.

- Of the potential \$322 million possible, only \$124 million was appropriated from the Sadwoski Trust Fund (STF) for affordable housing.
- Before the legislative session began, it appeared that there was a chance of full funding plus a chance of language that would prevent further sweeps of the Sandowski Trust Fund. This bill had a Republican co-sponsor in Senator Passidomo. The Senate recommended full funding, but the House recommended to reduce the funding to \$124 and to restrict funding to only hurricane impacted areas.
- The Parkland shooting occurred and created the need for gun legislation which included additional funding for mental health related activities.
- Florida Housing Coalition and the 30 members of the Sadowski Coalition helped to eliminate the restricted area provision, but could not get the full funding restored. Restricting the funds for only hurricane areas was not prudent, given the fact that these areas had access to federal funding.
- There was also House Bill (HB987) which the house passed and which the Senate skipped over. It was good that it did not pass because this bill eliminated the minimum affordability period set by Florida Housing Finance Corporation (FHFC) of 30 years for affordable housing projects. It should be noted that each governmental entity allocating tax credit funding can decide the funding criteria. Since it is competitive, developers have extended the affordability period - one such project recently funded set the affordable period in perpetuity. There were other items within the bill such as a pilot

program that would eliminate impact fees on affordable housing projects for a period of five years. This was proposed in hopes of generating additional affordable housing, but more than likely it would simply add to the developer fee generated. Also part of this bill were provisions for expedited permitting for affordable housing. This idea has some merit, however many communities already have this, and may come back in a future bill.

- It should be noted the positive impact of STF on the State. Each and every county has access to these funds and have housing departments experienced in the allocation and distribution of these funds. When a hurricane hits and federal funds need to be disbursed, Florida has a very good network which allows for the distribution of these funds.
- Looking ahead, Ms. Ross was encouraged after this legislative session. She is hopeful that Senator Passidomo will continue with her support of legislation impacting affordable housing in the future. In November of 2018, every House member will be up for re-election and 20 members in the Senate will be. This may make both houses more attentive to the needs associated with affordable housing. She believes that given the current climate, affordable housing could become a critical campaign issue. There is hope for full funding of STF and legislation that will prevent future sweeps of these funds.
- Funding is not the only item for discussion with affordable housing. Issues regarding linkage fees, inclusionary zoning, tiny homes, community land trusts, will all be discussed in more detail.
- FHFC annual conference will be held in Orlando this year from August 27-28.
- Gladys Cook was present from FHC and briefly discussed the issue of Puerto Rico residents living in Florida because of the hurricane. Temporary shelter funding is set to expire May 14<sup>th</sup> and this will have dramatic consequences of Puerto Rico residents living here.
- Between school enrollees and FEMA TSA vouchers, it appears that there are 8,000 residents from PR now living in Central Florida, however everyone agreed this is overly conservative.
- The difficulty in assisting PR residents is that what is needed is extensive case management and there is no real good coordinating agency.
- In terms of permanent housing, developers do not want to segregate housing just for PR residents and discussions continue as to how to permanently house those residents wishing to stay.

**Nonprofit Housing Roundtable of Central Florida  
Concept Paper – Membership Dues  
January 4, 2018**

**Concept**

The concept is for the Roundtable to charge members annual dues. In the past, the Roundtable did collect annual dues, but pulled away from this as membership shrank.

**Due Structure**

The following is the proposed annual due structure:

Government and nonprofits @ \$100 annually per organization  
For profit businesses @ \$200 annually per organization

Dues will be per organization and an organization can have as many individuals as it wishes on the Roundtable's mailing list. Dues will be collected as of June 30<sup>th</sup> and it is anticipated that organizations can pay via check or on-line on the Roundtable's website.

**Use of Funds**

Over the past few years (before the reorganization of the Roundtable), the Roundtable acted solely as a speaker's bureau and did not undertake specific initiatives. After the Roundtable joined forces with the Orlando Regional REALTOR Foundation, the emphasis changed from simply hosting speakers to actively pursuing initiatives. This effort was initiated via a series of listening sessions which sought to gain input from four key stakeholder groups which included banks/financial institutions, government, developers, and renters/homeowners. Attached is a summary of the outcomes from these sessions.

With respect to moving forward, the Roundtable will seek to continue to actively identify and pursuing initiatives. The criteria for these initiatives will be to positively impact affordable housing in ways which are beneficial to Roundtable members.

Membership dues will go to offset the cost of these initiatives plus the cost of operating the Roundtable.

## Central Florida Roundtable Focus Groups Summary 2017

### Pluses/Positives:

- Agreement that housing is critical to quality of life
- Broad understanding of problems facing housing
- Desire to have a broad coalition at the table
- Knowledge that the issues represent a shared responsibility of all parties
- Encourage long range planning efforts
- Willingness to look for local solutions as state and federal resources continue to decline

### Potentials (what we can do but haven't yet):

- Broaden Stakeholders for NPR to include employers, higher education, schools, health care, transportation, elected officials, and others
- Improve information dissemination to attract larger audience. Use email, Facebook, twitter, Orlando Sentinel
- Roundtable to act as a clearinghouse for community information

### Concerns/Challenges:

- Belief that housing issue is not a community problem but individual problem
- Absence of affordable inventory
- Low wage environment
- Decreasing assistance from both federal and state
- Organizations operating in individual silos
- Rapidly increasing non-housing costs

### Overcomes/Opportunities:

- Pursue regulatory reform. This includes streamlining permit process. Also create incentives for developing multi-family, to locate projects near transit hubs, and for homeowners to maintain properties
- Encourage preservation of existing affordable housing. Do research to define the scope of the potential problem and define problem in context of entire community. Include both MF and SF.
- Provide support/assistance to encourage gap financing by advertising local grants, develop a list of non-traditional funding sources, and access funding resources
- Expand post purchase education (cost once you move in) for potential homeowners to account for transportation and other costs and maintenance program (Initiative program to encourage simple home repair)

## **Convening Work Group Nonprofit Housing Roundtable of Central Florida**

**Purpose of Work Group:** To pull together interested individuals to meet one to two times to help define future initiatives and efforts of the Roundtable.

**Previous Efforts:** Over the past year, the Roundtable coordinated a listening session to identify concerns/challenges, potential areas for Roundtable involvement, and opportunities (see attached summary of findings). The listening sessions sought feedback from four focus groups consisting of banks, government, developers and homeowners/renters. In addition, the Roundtable has coordinated a quarterly speaker's series which seeks to bring in housing experts to address members on a variety of housing issues.

**Time/Location of Work Group Meetings:**

Tuesday, April 10<sup>th</sup> @ 1-3pm

Monday, April 16<sup>th</sup> @ 1-3pm (if necessary)

Orlando Regional Realtor Association offices (1330 Lee Road, Orlando, FL 32810)

**Proposed Nonprofit Housing Roundtable Budget  
February 27, 2018**

**Source:**

<b>Membership Dues(a)</b>	<b>\$ 5,950</b>	
<b>Florida Real Estate Foundation</b>	<b>\$ 5,000</b>	
<b>Subtotal</b>		<b>\$10,950</b>

**Use:**

**Office Supplies/Expense:**

<b>Website Updates</b>	<b>\$ 750</b>	
<b>Misc.</b>	<b>\$ 250</b>	
<b>Speaker Fees/Travel</b>	<b>\$ 2,000</b>	
<b>Administration(b)</b>	<b>\$ 7,950</b>	
<b>Subtotal</b>		<b>\$10,950</b>

(a) Dues will be based on organization type; nonprofits/governmental agencies will be \$100 annually and for profit entities will be \$200. Based on February 2018 list of members, there are 55 nonprofit/government agencies and 32 for profit (see attached list). The total potential dues at 100 percent collection rate would be \$11,900. For this budget, we are projecting a collection rate of 50 percent or \$5,950.

(b) Currently the Florida Real Estate Foundation has an ongoing contract with John Hazelroth from JPH & Associates to provide administrative oversight. In addition, Foundation staff also spends time on coordinating Roundtable meetings and various initiatives.