

PARRAMORE ASSET STABILIZATION FUND > Project Overview

The Florida Community Loan Fund (FCLF), Central Florida Foundation, (CFF) and Community Loan Fund of New Jersey (NJCC) have collaborated to acquire 46 distressed rental properties, consisting of 83 rental units in the Parramore Neighborhood of Orlando. The organizations came together to address numerous housing related challenges that negatively impact this section of the City:

1. Substandard housing conditions;
2. Unhealthy living conditions impacting the health of tenants;
3. Rising rents and decreasing supply of affordable housing;
4. Long term affordability for current Parramore residents; and
5. Intergenerational wealth building through homeownership.

Legal Ownership: Parramore Asset Stabilization Fund, LLC—33.33% FCLF, 33.33% CFF, and 33.33% NJCC

Total Project Costs: \$8,077,444

Total Rehabilitated Housing Units: 83

Estimated Tenant AMI: 35 percent

Public & Philanthropic Housing Subsidies: \$2,000,000

Use of Subsidy: Rehabilitation of Properties

History of Parramore

Parramore is a neighborhood in west-central Orlando and has historically been a predominantly African American neighborhood. The area suffered greatly during the Jim Crow era of institutionalized racism, segregation, and redlining. In 2015, the unemployment rate was reported as 23.8% and median household income was \$15,493; making it one of the poorest and underserved sections of the City.

The community was originally built in the 1880s by Orlando's fourteenth mayor, James B. Parramore, as a development "to house the blacks employed in the households of white Orlandoans." While the historic east border of Parramore was Division Street (which marked the line where African-American residents in the west could not cross into the east after sundown), Interstate 4 was constructed directly between Parramore and the prosperous and mostly white neighborhoods of central downtown, just east of Division Street and just west of the railroad tracks. The neighborhood is home to Amway Center, the Bob Carr Performing Arts Centre, Orlando City Soccer Stadium, and a new University of Central Florida campus. Smaller businesses are located on the west side of Division Street and include grocery stores, barber shops, and soul food restaurants. The western border of Parramore is Orange Blossom Trail, a thoroughfare where violence and other crimes are common.

Deliverables

The nonprofit collaborative formed the Parramore Asset Stabilization Fund, LLC to acquire 46 properties consisting of approximately 83 housing units in the Parramore section of Orlando. This Fund is designed to acquire and stabilize key neighborhood properties to the Central Florida Regional Housing Trust or other nonprofit housing managers consistent with the affordable housing and stabilization goals established by the community and its residents. The Central Florida Regional Housing Trust supports the five strategic initiatives focused on engaging and supporting the Parramore community:

- Affordable Housing
- Health
- Education
- Safety
- Jobs/Employment

Timeline

The Fund closed on 46 properties in February of 2019. The new owners have been working with the existing tenants to execute new leases and confirm the rehab scopes of work. The cosmetic rehabilitation work will begin in March 2019. The upgrades requiring construction permits will begin as soon as permits are issued with an anticipated start sometime in March or April. The rehabilitation effort is projected to take 9–12 months.

Outcomes

- Rehabilitated units using "healthy homes protocols"
- Preserve units for current residents and maintain affordability
- Hold units as affordable rentals for the next decade
- Provide financial literacy and education to help increase residents' incomes and prepare them for homeownership
- Transition the homes over to the Central Florida Regional Housing Trust to maintain affordable rental and homeownership in perpetuity

Conclusion

The Parramore Asset Stabilization Fund has enormous potential to accomplish five (5) important goals established by community residents and key neighborhood stakeholders. With minimal government subsidy, the proposed Fund will rehabilitate and preserve over 80 units of affordable housing and ensure the units remain affordable for the future.

The Ask

\$400,000 to complete the rehabilitation of the properties.