

Affordable Housing Advisory Committee
Agenda Conference Room

January 11, 2011 11:30 AM

Members Present:

Kathy Hazelwood, Chairman
Taylor Kessel, Vice Chairman
Judith Kovisars
Bishop Billy Newton
Mi Hoshino
Gary Cassen
Nikie Lomax
Carmel Munroe
Melody Hills

Members Absent: John Ellis

Guest: Grey Allen, Habitat for Humanity

Staff Present: Lelia Allen, Director
Frances DeJesus
Tamaya Huff, Planner II
Diana McCallister, Administrative Specialist

Kathy Hazelwood, Chairman, called the meeting to order with a quorum at 11:30 a.m.

Bishop Newton made a Motion to accept the September 14, 2010 minutes, Carmel Munroe seconded the Motion; Motion passed.

Greg Allen discussed the Habitat for Humanity Program and how the City of Orlando's Lease Purchase Option Program could be modeled after their program (attached).

Frances DeJesus discussed the proposed Short Term Lease Purchase Program.

Developers constructing/rehabilitating homes using financial assistance from the City of Orlando are having difficulty selling the properties within the program requirements. Buyers are not able to secure a traditional first mortgage due to credit issues even though they may be serious about homeownership.

Judith Kovisars said she could not support a Lease Purchase Program for developers for new construction as there are so many affordable homes on the market due to foreclosures.

Some proposed guidelines for the Short Term Lease Purchase Program are:

- 1) This will be a developer initiated program
- 2) The City has identified the Florida Housing Coalition to provide technical assistance to developers and the Housing and Community Development Department as deemed appropriate
- 3) The potential homebuyer will be required to participate in credit counseling
- 4) Maximum Length of a Lease Purchase – 12 months
- 5) The developer will provide progress reports to the housing staff and address any barriers in achieving the goal for the potential homebuyer to purchase the home

Carmel Munroe made a Motion that The AHAC committee makes a recommendation to draft the Lease Purchase Program as described above with the following amendments:

- 1) No new housing construction would be in this program, only existing homes
- 2) Developer has to choose one of three management companies recommended by the City of Orlando to monitor/inspect the property while under Lease Purchase
- 3) The Lease Purchase will be a mutual agreement between the lessor and the lessee
- 4) Developer has to have a potential buyer that has qualified for this program
- 5) The Lease Purchase is for 12 months, but could be renewed if potential buyer needs a little more time to qualify

Bishop Newton seconded Motion, Motion passed.

Lelia Allen discussed the Neighborhood Stabilization Program III, which could provide approximately three million dollars to the City of Orlando; the application is due in March 2011. NSP III requires a greater impact in a neighborhood. The City of Orlando has engaged a developer to develop *The Creative Village* at the Old Amway Arena site. A portion of NSP III could be used for affordable rental housing in *The Creative Village*.

Kathy Hazelwood made a motion to adjourn the meeting, seconded by Bishop Newton.

Chairman Hazelwood adjourned the meeting at 12:35.

Respectfully Submitted,

Diana McCallister
Administrative Specialist

The next AHAC meeting is scheduled for: Tuesday, May 10, 2011

