



SUMMER 2003

HOUSING NEWS

Volume 19, Number 3

The Journal of the Florida Housing Coalition, Inc. NETWORK

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16TH ANNUAL STATEWIDE

THE FLORIDA HOUSING COALITION IS ESPECIALLY PLEASED AND ENTHUSED TO BRING IN ANGELA GLOVER BLACKWELL FROM HER HOME IN OAKLAND CALIFORNIA TO BE OUR CONFERENCE KEYNOTE IN MIAMI ON SEPTEMBER 23RD.

Building Strong Communities by Focusing on the "Uncommon Common Ground"

BY ANGELA GLOVER BLACKWELL
FOUNDER AND PRESIDENT, POLICYLINK

PolicyLink is a national nonprofit research, communications, capacity building, and advocacy organization that was created in 1999 to lift and advance a new generation of policies that achieve economic and social equity. Our work is guided by the wisdom, voice, and experience of those working for change at the local level. It is rooted in partnerships with community groups, national organizations, local and regional coalitions, and



Angela Glover Blackwell

aspect of our work involves promoting access to safe, decent, and affordable housing. We have also examined and disseminated strategies that enable communities to build wealth and are exploring in greater depth the health implications of the nation's regional development patterns.

I recently had the privilege and honor of co-authoring a book that lifts up issues that are of concern to



**CITY VIEW AT HUGHES SQUARE WILL BE ONE OF THE SUCCESS STORIES HIGHLIGHTED DURING THE
PLENARY SESSION ON THE FIRST DAY OF THE CONFERENCE, SEPTEMBER 22ND.**

City View at Hughes Square

BY BOB ANSLEY

City View at Hughes Square is a mixed-use, mixed income development in downtown Orlando that will open in September, 2003. It consists of 266 rental

Orlando Neighborhood Improvement Corporation (ONIC). The community includes 14 three bedroom units, 133 two bedroom apartments, and 119 one bedroom units. Of the

To date, retail commitments have been made by a pharmacy, a deli/grocery, a Bank of America branch, a drycleaner, and a restaurant.

The funding is complex and includes tax-exempt bonds, taxable bonds, HOME, SHIP, City of Orlando tax increment, housing credit, CDBG, CDFI, Bank of America equity, and impact fee credits.

The project is located four blocks west of Church Street Station in an area generally called Parramore. For the last few decades, the area has had some of the highest levels of poverty and crime in Orlando and lowest level of homeownership.

This development lies at the intersection of three policy concerns of the City of Orlando. First is the desire for redevelopment in the immediate area, second is the need for affordable housing in a superheated downtown housing

market, and third is a concern over displacement. The entire City View project should be a catalyst for redevelopment, and it brings 107 units of high-quality, affordable housing. Hughes Square has also aggressively dealt with potential displacement. While most of the site was vacant, three businesses were on site previously: a deli/grocery, a temporary labor service, and a Masonic Lodge. The deli/grocery is actually coming back into the project in a substantially upgraded facility. The development team was able to assist the labor pool in producing a new site and is also building a new facility for the Masonic Lodge, about one mile from the old location.



Bob Ansley, AICP, is the President of The Orlando Neighborhood Improvement Corporation (ONIC), a nonprofit development company in Central Florida. ONIC has developed eleven affordable housing communities since 1989. In the 1980's, Mr. Ansley was chief of housing for the City of Orlando and manager of downtown planning.

