

# RESOLUTION

*of the*

**Orange County Board of County Commissioners**

*regarding*

## **THE APPLICATION OF ABILITY HOUSING'S WAYNE DENSCH CENTER PROJECT AS A DESIGNATED PROJECT OF THE ENTERPRISE ZONE COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM**

**Resolution No. 2016-M-41**

WHEREAS, section 220.183, Florida Statutes, provides for a Community Contribution Credit Program ("CCTC Program") to encourage donations to community development programs in low-income communities by providing contributors with a 50% credit against any state tax due for a taxable year; and

WHEREAS, any project for which a business seeks a tax credit must be undertaken by an "eligible sponsor" which includes nonprofit, community-based organizations whose mission is the provision of housing for low-income or very low income households; and

WHEREAS, all projects must first be approved by application to the State of Florida Department of Economic Opportunity; and

WHEREAS, the application for any project must include a resolution from the local government where the proposed project is to be located, certifying that the project is consistent with local plans and regulations; and

WHEREAS, Ability Housing, Inc., ("Ability Housing") is a non-profit community-based development organization whose mission is the provision of housing for low-income or very low- income households or increasing entrepreneurial and job development opportunities for low income persons; and

WHEREAS, Ability Housing's Wayne Densch Center Project ("Project") is located in the Eatonville community located in Orange County Florida; and

WHEREAS, the Project involves the rehabilitation of 64, two-bedroom, two-bathroom condominium units in eight identical buildings situated on 4,268 acres of land; and

WHEREAS, the scope of the rehabilitation will encompass: (1) replacing roofs, mechanical, electrical and plumbing systems, windows, doors, appliances; (2) making repairs to the exterior and interior of the buildings; (3) converting 15 two-bedroom units into 30 one-bedroom unit; and

WHEREAS, the rehabilitation will achieve energy saving in heating and cooling, hot water, lighting, insulation and appliance efficiencies which improve resident comfort, reduce operating costs and reduce greenhouse gas emissions ; and

WHEREAS, post-rehabilitation, the Project will provide permanent supportive housing for formerly homeless individuals and families, with a focus on households that have experienced chronic homelessness; and

WHEREAS, the Orange County Housing and Community Development Division certified that the proposed Project is consistent with the local plans and regulations; and

WHEREAS, in order for the Project to become a sponsored project under the CCTC Program, the Orange County Board of County Commissioners must adopt a resolution certifying that the Project is consistent with local plans and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

**Section 1: Declaration of Support.** Orange County supports the Ability Housing Wayne Densch Center Project which provides rehabilitation of condominium units for the use of low income residents in the municipality of Eatonville.

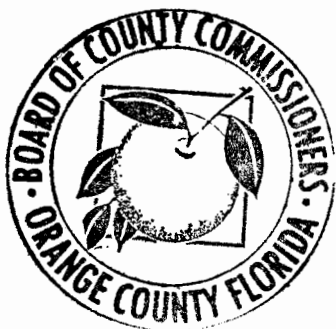
**Section 2: Finding of Consistency.** The Project is consistent with the provisions of the Orange County Comprehensive Policy Plan and all local plans and regulations.

**Section 3: Directions to the Clerk.** The Orange County Clerk to the Board of County Commissioners is hereby authorized and directed to file this resolution with the

State of Florida, Office of Tourism Trade and Economic Development of the Executive Office of the Governor, The Capital, Suite 2001, Tallahassee, Florida, 32399-0001.

**Section 4: Effective Date.** This resolution shall take effect upon the date of its adoption.

ADOPTED THIS \_\_\_\_\_ DAY OF SEP 13 2016, 2016.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Katell Smith*  
Deputy Clerk

## COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM SPONSOR PROJECT APPLICATION

<b>NAME OF ORGANIZATION</b>	ABILITY HOUSING, INC.
<b>MAILING ADDRESS</b>	75 S. IVANHOE BLVD. ORLANDO, FL 32804
<b>FEDERAL EMPLOYER IDENTIFICATION NUMBER</b>	59-3087085
<b>FLORIDA SOLICITATION OF CONTRIBUTIONS ACT REGISTRATION NUMBER (DEPARTMENT OF AGRICULTURE)</b>	CH1710
<b>CONTACT PERSON</b>	KIMBERLEE RILEY
<b>TITLE</b>	CENTRAL FLORIDA REGIONAL DIRECTOR
<b>PHONE</b>	407-488-2860
<b>FAX</b>	
<b>E-MAIL ADDRESS</b>	KRILEY@ABILITYHOUSING.ORG
<b>ORGANIZATION'S WEB SITE ADDRESS</b>	WWW.ABILITYHOUSING.ORG
<b>NAME OF PROPOSED PROJECT</b>	WAYNE DENSCH CENTER
<b>PROJECT LOCATION ADDRESS (IF DIFFERENT)</b>	100 KINGSTON COURT ORLANDO, FL 32810

<b>PLEASE INDICATE YOUR ELIGIBLE ORGANIZATIONAL TYPE</b>	
	A community action program
X	A nonprofit community-based development organization whose mission is the provision of housing for low-income or very-low-income households or increasing entrepreneurial and job-development opportunities for low-income persons
	A neighborhood housing services corporation
	A local housing authority, created pursuant to chapter 421
	A community redevelopment agency, created pursuant to s. <u>163.356</u>
	A historic preservation district agency or organization
	A regional career source board
	A direct-support organization as provided in s. <u>1009.983</u>
	An enterprise zone development agency created pursuant to s. <u>290.0056</u>
	A community-based organization incorporated under chapter 617 which is recognized as educational, charitable, or scientific pursuant to s. 501(c)(3) of the Internal Revenue Code and whose bylaws and articles of incorporation include affordable housing, economic development, or community development as the primary mission of the corporation
	Unit of local government
	Unit of state government

<b>PLEASE INDICATE TYPE YOUR ELIGIBLE PROJECT TYPE</b>	
X	Provide, construct, improve or substantially rehabilitate housing for low-income persons
	Provide, construct, improve or substantially rehabilitate homeownership opportunities for low-income persons
X	Provide, construct, improve or substantially rehabilitate housing for persons with special needs
	Provide commercial resources and facilities in an enterprise zone or a Front Porch Florida Community
	Provide industrial resources and facilities in an enterprise zone or a Front Porch Florida Community
	Provide Public resources and facilities in an enterprise zone or a Front Porch Florida Community
	Improve entrepreneurial opportunities for low-income persons in an enterprise zone or a Front Porch Florida Community
	Improve job development opportunities for low-income persons in an enterprise zone or a Front Porch Florida Community
	Increase access to high-speed broadband capability in rural communities with an enterprise zone

<b>SPONSOR ELIGIBILITY DOCUMENTATION</b>	
<b>PLEASE INDICATE DOCUMENTS THAT ARE ATTACHED</b>	
<b>X</b>	Copy of the organization's Articles of Incorporation
<b>X</b>	Copy of the organization's By-Laws
<b>X</b>	Copy of the Florida Division of Corporation's Registration Certificate
<b>X</b>	Copy of the Internal Revenue Service eligibility letter
	Other documentation of sponsor eligibility

<b>PROJECT NARRATIVE</b>	
The sponsor must submit a project narrative that briefly and clearly describes the following aspects (please label each aspect accordingly):	
A	Describes the eligible project
B	Lists the types of donations sought
C	Identifies the uses for donations
D	Estimates the total project cost
E	Estimates the number of jobs (if applicable)
F	Estimates the completion date of the project (if applicable)


<b>DOCUMENTATION OF AREA ELIGIBILITY</b>			
The sponsor of a "community development" project must submit documentation that the proposed project is located within a state designated Enterprise Zone or Front Porch Florida Community. Please indicate name of EZ or Brownfield and attachment			
Enterprise Zone Name:		Letter	Map
Front Porch Community		Letter	Map
<b>Please note: Projects designed to provide housing for low-income persons are not required to be located within an Enterprise Zone.</b>			

### LOCAL GOVERNMENT RESOLUTION

The sponsor must submit a certified copy of a resolution from a local government (where the project is located) stating that the proposed project is "consistent with local plans and regulations (including comprehensive plans)".

Name of City or County Council or Commission:			
Resolution Number:		Resolution Date:	

***The undersigned person hereby affirms that he or she has been duly authorized and empowered to verify, execute and deliver this Application, that he or she has read this Application (including all attachments hereto) and he or she has knowledge of all of the facts stated herein, and that this Application, and all information submitted in connection herewith, is complete and accurate and contains no misstatements, misrepresentations, or omissions of material facts, to the best of his or her knowledge and belief.***

<u>Signature</u>	
<u>Name</u>	Shannon Nazworth
<u>Title</u>	Executive Director
<u>Organization</u>	Ability Housing
<u>Date</u>	6-20-16

**Please mail this application and attachments to:**

**Burt Von Hoff**  
Florida Department of Economic Opportunity  
Division of Strategic Business Development  
107 East Madison Street; MSC 80  
Tallahassee, Florida 32399  
Phone: 850/717-8974; FAX: 850/410-4770  
E-MAIL: [burt.vonhoff@deo.myflorida.com](mailto:burt.vonhoff@deo.myflorida.com)  
WEB: [www.florida.jobs.org](http://www.florida.jobs.org)

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.

(Type or clearly print the following information:)

Applicant Name: Ability Housing

Project Name: Wayne Densch Center project

Location of the Project: 100 Kingston Court, Orlando, FL 32810

\_\_\_\_\_  
\_\_\_\_\_

Name of the Federal Program to which the applicant is applying: Community Contribution Tax Credit Program

Name of Certifying Jurisdiction: Orange County

Certifying Official of the Jurisdiction Name: Mitchell Glasser

Title: Housing and Community Development Division

Signature: 

Date: 4/29/16



# COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM SPONSOR PROJECT APPLICATION

## PROJECT NARRATIVE

### A. Describe the eligible project

The project is located on West Kennedy Boulevard, just east of Lake Weston, in the municipality of Eatonville. It was developed as the Kingston Court Condominiums in 1983 and consists of 64 two-bedroom, two-bathroom condominium units in eight identical buildings situated on 4.268 acres.

Each unit is approximately 900 square feet; and each of the two-story residential buildings is constructed of concrete block with poured concrete floors, and a flat roof deck with barrel tile mansard slopes. There is also a one-story concrete block laundry building (1,600 sqft), a wood maintenance shed (256 sqft), and there was once an in-ground pool that has since been filled in. Several of the residential units are currently off-line – either due to maintenance issues or because they are being used for offices, community space, and/or storage.

The Wayne Densch Center purchased the site in 1998 and has been operating the project as emergency and transitional housing since that time. In 2015, they approached Florida Hospital about donating the project to them. Florida Hospital then contacted Ability Housing about leasing the project and operating it as permanent supportive housing. On January 1, 2016, Florida Hospital Foundation took ownership of the project and entered into a 20-year lease agreement with Ability Housing.

The scope of rehabilitation will encompass: (1) replacing roofs, mechanical, electrical and plumbing (MEP) systems, windows, doors, appliances; (2) making repairs to the exterior (balconies, railings, stucco, sidewalks) and interior (drywall, painting, flooring, blinds); (3) as well as converting 15 two-bedroom units into 30 one-bedroom units – bringing the total number of units to 79 (49 2bd/2ba and 30 1bd/1ba). The rehabilitation will achieve energy savings in heating and cooling, hot water, lighting, insulation, and appliance efficiencies, which improve resident comfort, reduce operating costs and reduce greenhouse gas emissions. Post-rehabilitation, the project will provide permanent supportive housing for formerly homeless individuals and families, with a focus on households that have experienced chronic homelessness.

Based on a property needs assessment and anticipated rehabilitation, we anticipate 120-150 days for design and permitting and 210 days for construction. Ability Housing's general contractor selection process will be open to all qualified small, minority-owned and women-owned contractors in the community. During the bid process, the general contractors will be encouraged to solicit participation from small, minority-owned and women-owned subcontractors and vendors. In addition, in partnership with its general contractor, Ability Housing will hold a workforce outreach event at the site to provide another opportunity for community residents to access construction jobs related to the project.

**COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM  
SPONSOR PROJECT APPLICATION**

**B. List the types of donations sought**

Construction supplies, materials and equipment related to capital improvements

**C. Identify the uses for donations**

All the donations sought will be used for the substantial rehabilitation of the project.

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**D. Estimate the total project cost**

\$5,800,000

**E. Estimate the number of jobs (if applicable)**

Not applicable

**F. Estimate the completion date of the project (if applicable)**

December 2017

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\_\_\_\_\_  
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Name of the Federal  
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Name of  
Certifying Jurisdiction: Orange County

Certifying Official  
of the Jurisdiction  
Name: Mitchell Glasser

Title: Housing and Community Development Division

Signature: 

Date: 4/29/16