



CITY OF ORLANDO

Housing Review Committee Meeting Minutes

May 4, 2015 -- 11:00 a.m.

Veterans Conference Room

Members Present: Karen Anderson, Municipal Planning Board
Courtney Swann, HCD Department
Tonie Lawson McNealy, Real Estate Division
James Burnett, Planning Division
Audra Nordaby, Orlando Police Department
Richard Forbes, Planning Division
Michelle Walters, Affordable Housing Advisory Committee
Gaile Plowden, CDBG Review Committee

Staff Present: David Medley, CD Program Manager
Linda Rhinesmith, HCD Division Manager

The meeting called to order by David Medley at 11:10 a.m. and introductions followed.

Mr. Medley reviewed the meeting calendar for the year and no concerns were noted.

Robert Ansley, Orlando Neighborhood Improvement Corporation, provided a summary of the history of Anvil-Richard Allen Gardens Apartments and their proposal to rehabilitate the property. There are 30 units in the facility and all of the units are two (2) bedrooms and one (1) bath. The request is for \$695,000 in HOME funds to rehabilitate 27 of the units. The Corporation will provide \$80,000 to apply towards the rehabilitation of the remaining three (3) units. The proposal also includes converting two (2) ground floor units into one (1) bedroom handicapped accessible units.

Committee discussion addressed the following concerns and observations:

- (1) The cost of the rehab as presented would push the project into "substantive improvement" due to exceeding the 50% of rehabilitated value of the property. This would impact the entire property and not just the facility itself. Some of the specific zoning concerns to be addressed were: (a) the fire department's need to have 2 separate means of ingress and egress, while currently there is only one. Some discussion followed about possible resolution to this concern. (b) The number of parking spaces required would be 53, while only 48 are currently

available. It was suggested that modifications might be approved by zoning staff to address these issues. In addition, it was uncertain if any substantive rehabilitation issues might be required by permitting/codes.

(2) Questions from CPTED (Crime Prevention Through Environmental Design) included:

- 180° peepholes in the doors;
- metal jambs for the doors;
- lighting (especially in the Gazebo);
- removing or lowering a 6ft wall on the east side of the building (to enhance visibility into the property);
- fencing around the property (replacing the top bar with wire to hinder access);
- consider landscape design options to improve safety.

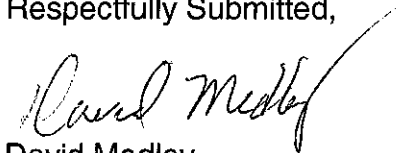
(3) Some concern was mentioned regarding proposal to identify units as "floating units" which would allow management some flexibility in leasing units to income eligible tenants in accordance with HOME requirements. However, HOME requires that all "floating" units be comparable in terms of size, features, and number of bedrooms. Discussion included the reason for proposing the handicapped accessible units.

Staff will follow up with ONIC on the issues addressed and report to HRC.

Following discussion, Karen Anderson made a motion to approve the request pending resolution of the issues raised and motion was seconded by James Burnett. Motion passed unanimously.

The meeting was adjourned at approximately 12:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "David Medley", written in dark ink.

David Medley
Housing and Community Development Manager