AGENDA
Acquiring and Managing Scattered Site Rental Housing

Day 1
February 28, 2012
9 AM - 4:30 PM

A Series of Workshops sponsored by the MacArthur Foundation’s Window of Opportunity Program. Designed and Presented by the Florida Housing Coalition

9:00 Welcome and Introductions Stan Fitterman
9:15 The Issues Stan Fitterman
- Small Scale rentals and the affordable stock
- Property Conditions
- Economies of Scale
- Access to Capital
  o Funders Retreat
- Did these deals ever Cash Flow?
  o 1981 Economic Recovery Tax Act
  o Tax Reform Act 1986
10:30 Break
10:45 Market Studies Robert Von, Meridian Appraisal Group, Inc.
   - Overview of market assessments
Noon Lunch
1:15 Is your Board on Board Lisa Hoffmeyer
   o Mission
   o Risk/Reward
   o Structuring the Strategic Plan
   o Financial Capacity
Exercise: How do I assess my organization’s scattered site capacity?
Capital Needs Assessments
   o Reserve Analysis – How do I know if I have enough?
   o Zoning/ Land Use Regulations
   o Building Codes
Project Finances
   o Sensitivity Analysis
2:15 Break
2:30 Predevelopment: Planning for effective management Lisa Hoffmeyer
   - Internal and External considerations
   - Pre-development Loan program
3:15 Small Real Estate Investments Trusts Stan Fitterman
   o What are they?
   o How would they work?
   o What would it take to establish one?
4:30 Adjourn