

Individuals in Need of Affordable Housing

JPH & Associates, Inc. does not manage or own housing facilities. As such, the firm cannot help individuals find affordable housing. However, in order to help individuals seeking affordable housing, JPH & Associates has assembled the following lists;

- A list of affordable housing projects serving the elderly in Central Florida
- A list of affordable housing projects serving the disabled and homeless in Central Florida
- A list of key agencies which provide housing for families, elderly, and the disabled in Central Florida
- A list of key housing resources for individuals seeking affordable housing outside Central Florida

Individuals seeking affordable housing should find the applicable list and commence to call or email contacts. Note that this will likely be a frustrating and time consuming process. Unfortunately the supply of affordable housing has not kept pace with demand and individuals will likely find lengthily wait lists.

Affordable Independent Living for Seniors
Central Florida (Orange, Osceola, and Seminole Counties)

ORANGE COUNTY LISTINGS

	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
1	Antioch Manor	3850 W. D. Judge Drive Orlando FL 32808-7400 407-291-9351	Stephenson & Moore Inc 706 Turnbull Ave, Suite Altamonte Springs FL 32701 407-331-1372
2	Baptist Terrace Apartments	414 E Pine St Orlando FL 32801-2854 407-841-7207	Service - Taylor Made, LLC 2000 East Hillcrest St Orlando FL 32803 407-418-9340
3	Calvary Towers	1099 Clay St Winter Park FL 32789-5474 407-645-1099	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160
4	Catherine Booth Towers	633 Lake Dot Circle Orlando FL 32801-1122 407-843-5533 407-650-8180	The Salvation Army, a Georgia Corp 1424 NE Expressway Atlanta, GA 30329-2088 404-728-1300
5	Citrus Gardens	1301 Citrus Gardens Dr Orlando FL 32806 407-282-2700	United Church Homes, Inc. 170 East Center Street MARION OH 43301-1806 740-382-4885
6	College Park Towers	5200 Eggleston Ave Orlando FL 32810-5300 407-291-1542	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160
7	College Park Towers II	5212 Eggleston Ave Orlando FL 32810-5322 407-290-0444	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160
8	Covenant On The Lakes Senior Apartments	2210 S Rio Grande Ave Orlando FL 32805 407-378-2365	Picerne Development Corp 247 N Westmonte Dr. Altamonte Springs, FL 32714 407-772-0200

Date Prepared: May 2012

Sources: U.S. Department of HUD, Shimberg Center, Orlando Housing Authority, Seminole County Housing Authority, Winter Park Housing Authority, and JPH & Associates, Inc

Disclosure: None of the sources warrant that the information is timely or entirely accurate.

	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
9	Crescent Club	4100 S. Rio Grande Ave Orlando FL 32839 407-487-0040	Banyan Realty Management, LLC 501 N Magnolia Avenue #100 Orlando FL 32801-1364 407-898-7808
10	Dixie Grove Apartments	1901 Watauga Ave Orlando FL 32812-9181 407-894-1415	Royal American Management, Inc. 1002 W 23rd St, Suite 400 Panama City FL 32405 850-769-8981
11	Fountains At Pershing Park	3138 Pershing Park Dr #100 Orlando FL 32822 407-730-4607 866-392-3993	Concord Management 1551 Sandspur Rd Maitland FL 855-885-4764
12	Hillcrest Hampton House	2000 E Hillcrest St Orlando FL 32803 407-894-3031	Elevation Property Management 2000 Hillcrest Street Orlando, FL 32803 407-894-3031
13	Ivey Lane Homes	24 Fanfair Ave Orlando, FL 32811 407-299-6060	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
14	Johnson Manor	4775 Curry Ford Rd Orlando FL 32822 407-281-1074	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
15	Kinneret Apartments	517 S Delaney Ave Orlando FL 32801-3824 407-423-5004 407-425-4537	Carteret Mgmt. Corp 5300 W Cypress St, Suite 200 Tampa FL 33607 (727) 578-1174
16	Kinneret II	517 S Delaney Ave Orlando FL 32801-3824 407-423-5004 407-425-4537	Carteret Mgmt. Corp 5300 W Cypress St, Suite 200 Tampa FL 33607 727-578-1174
17	Lake Mann Homes	624 Bethune Dr Orlando, FL 32805 407-293-9231	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300

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	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
18	Lorna Doone	1617 Delaney Ave Orlando, FL 32805 407-425-1221	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
19	Magnolia Pointe	1701 Mercy Drive Orlando FL 32808 407-291-7131	AGPM (A Green Property Manager) 501 N Magnolia Ave Orlando FL 32801 407-447-1780
20	Magnolia Towers	100 E Anderson St Orlando FL 32801 407-843-9591	Westminster Communities of Florida 80 W Lucerne Cir Orlando FL 32801 800-948-1881 / 407-839-5050
21	Meadow Lake	3546 Meadow Lake Lane Orlando, FL 32808 407-298-5485	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
22	Monsignor Bishop Manor	824 Borders Circle #144 Orlando FL 32808-7076 407-293-3339	Carteret Mgmt. Corp 5300 W Cypress St, Suite 200 Tampa FL 33607 (727) 578-1174
23	Murchison Terrace	3527 N Wilts Circle Orlando, FL 32805 407-293-7661	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
24	Omega Apartments	2811 Gamma Dr Orlando, FL 32810 407-295-4786	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
25	Orlando Central Towers (Now Westminster Plaza as of 2010)	350 E Jackson St Orlando FL 32801-3550 407-423-2148	Westminster Communities of Florida 80 W Lucerne Cir Orlando FL 32801 800-948-1881 / 407-839-5050
26	Orlando Cloisters	757 S Orange Ave Orlando FL 32801-3755 407-423-1928	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160

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	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
27	Osprey Landing Apartments II	584 West Bay St Winter Garden FL 32787 407-656-7860	T. Mannausa & Company 4255 52nd Place West Bradenton, Florida 34210 941.365.1511
28	Reeves Terrace	Reeves Terrace Apartments 200 Victor Ave Orlando, FL 32801 407-304-3699	Orlando Housing Authority 390 N Bumby Avenue Orlando FL 32803 (407) 895-3300
29	Reserve At Indian Hill	5206 Indian Hills Road Orlando FL 32808-2816 407-299-0355	National Church Residences 2335 N Bank Dr Columbus OH 43220-5423 614-451-2151
30	Silver Lakes Village Apartments	5102 Cinderlane Parkway Orlando FL 32808 407-822-5100	VOA of Florida, Inc. 1205 8th Ave Tampa FL 33605 813-287-8651
31	South Hiawasse Village	38 N Hiawasse Rd Orlando FL 32835 407-299-2477	American Apartment Management 900 S Gay Street, Suite 800 Knoxville, TN 37902 865-525-7500
32	St. Joseph Garden Courts	1501 N. Alafaya Trail Orlando FL 32828-5901 407-382-0808	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160
33	The Meadows at Margaret Square Apartments	701-824 Margaret Sq Winter Park, FL 32789 407-645-2869	Winter Park Housing Authority 718 Margaret Square Winter Park, FL 32789 407-645-2869
34	The Plymouth	1550 Gay Road Winter Park FL 32789 407-644-4551	Cambridge Management Services 650 S. Northlake Blvd, Suite 450 Altamonte Springs FL 32701 407-645-5575
35	Tranquil Terrace Apartments	845 W Swoope Ave Winter Park, FL 32789 407-645-2529	Winter Park Housing Authority 718 Margaret Square Winter Park, FL 32789 407-645-2869

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	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
36	Villas At Carver Park	854 Carver Park Street Orlando FL 32805-3203 407-304-3601 407-428-0303 (alt)	Lane Management LLC 303 Perimeter Center North, Suite 201 Atlanta, Georgia 30346 404.459.6100
37	Westminster Plaza (formerly Orlando Central Towers – 2010)	350 E Jackson St Orlando FL 32801 407-423-2148	Westminster Communities of Florida 80 W Lucerne Cir Orlando FL 32801 800-948-1881 / 407-839-5050
38	William Booth Towers	633 Lake Dot Circle Orlando FL 32801-1122 407-843-5533	The Salvation Army Residences, Inc 1424 NE Expressway Atlanta, GA 30329-2088 404-728-1300

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Central Florida (Orange, Osceola, and Seminole Counties)

SEMINOLE COUNTY LISTINGS

	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
1	Academy Place Villas	251 Academy Ave Oviedo, FL 32765 407-365-3621	Seminole County Housing Authority 662 Academy Place Oviedo, FL 32765 407-365-3621
2	Bram Towers	519 East 1 st Street Sanford FL 32771-1486 407-323-4430	NA
3	Castle Brewer Ct	33-40 Castle Brewer Ct Sanford, FL 32771 407- 323-3150	Sanford Housing Authority 94 Castle Brewer Ct Sanford, FL 32771 407- 323-3150
4	Georgia Arms Apartments	2600 Georgia Ave Sanford FL 32771 407-323-4000	Key Management Company 7701 E. Kellogg, Ste. 250 Wichita KS 67207 316.264.1866
5	Oviedo Town Centre IV	450 Fontana Circle Oviedo FL 32765 407-366-2023	Concord Management Limited 1551 Sandspur Rd Maitland FL 855-885-4764
6	Redding Gardens	400 Locust Ave Sanford FL 32771 407-323-1185	Sanford Housing Authority 94 Castle Brewer Ct Sanford, FL 32771 407- 323-3150

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OSCEOLA COUNTY LISTINGS

	<u>Project Name</u>	<u>Project Address/Phone</u>	<u>Management Company Address/Phone</u>
1.	Inglewood Meadows	4037 W New Nolte Rd St. Cloud FL 34772 407-957-1711	NA
2.	Oak Leaf Landings	2350 N Central Ave Kissimmee FL 34741-2376 407-933-8855	Osceola County Council on Aging, Inc 700 Generation Point Kissimmee FL 34744 407-846-8532 / 407-931-2990
3	St. Anthony Garden Courts	444 Hamilton Park Circle St. Cloud FL 34769 321-805-4733	SPM, LLC 1103 Richard Arrington, Jr. Blvd. South Birmingham AL 35205 205-639-5160
4.	Southwind Apartments	1801 Michigan Ave St. Cloud FL 32769 407-892-1986	Florida Management Associates, Inc. PO Box 2260 Tallahassee, FL 32316 850-893-7650
5.	St. Cloud Villas II	1601 Kissimmee Park Rd St. Cloud FL 34769 Phone not avail	Osceola County Council on Aging, Inc 700 Generation Point Kissimmee FL 34744 407-846-8532
6.	Whistler's Park At Lakeside	2201 Whistler's Park Cir Kissimmee FL 34744 407-344-1511	Leland Enterprises Inc. 1637 E Vine St # E Kissimmee, FL 34744 407-931-0400
7.	Woodland Terrace	4309 W New Nolte Rd St. Cloud 34772 407-957-5877	NA

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**Affordable Housing for the Disabled and Homeless
Central Florida (Orange, Osceola, and Seminole Counties)**

Project Name	Address/Phone	Description
Developmentally Disabled		
Life Concepts I	27 W. 1 st Street Apopka, FL 32703 407-218-4300	Six person group home for developmentally disabled
Life Concepts II	222 N. Wekiva Springs Rd Apopka, FL 32703 407-218-4300	Fifteen person group home for developmentally disabled.
Life Concepts - Independent Living I	251 Alabama Ave Apopka, FL 32703 407-218-4300	Independent living apartments that accommodate 18 persons who are developmentally disabled.
Life Concepts - Independent Living II	705 Greenwood St Orlando, FL 32801 407-8894530	Independent living apartments that accommodate eight persons who are developmentally disabled.
Howell Branch Court	3664 Howell Branch Ct. Winter Park, FL 32792 407-671-1115	Sixty four (64) bed Intermediate Care Facilities (ICFs), which caters to the most medically fragile individuals who are developmentally disabled and which provides residents with round-the-clock nursing care in the comfort of a home setting. ICFs give residents access to an extensive support system that includes physical, speech and occupational therapy.
Lake View Court	920 W. Kennedy Blvd Orlando, FL 32810 407-660-8600	Sixty four (64) bed Intermediate Care Facility serving developmentally disabled.
Bishop Grady Villas	Bishop Grady Court St. Cloud, FL 34769 407-892-6078	Forty eight (48) bed Assisted Living Facility serving developmental and physically disabled. This facility is operated by Catholic Charities.
Homeless Respite Care		
Pathways to Care	430 Plumosa Avenue Casselberry, FL 32707 407-388-0245	Forty (40) bed respite facility which provides short-term recuperative care and support services for homeless adults in need of temporary housing in order to recover from an acute medical illness or injury following admission to a medical facility.
Mentally Ill		
Lakeside Place Apt	1790 Mercy Drive Orlando, FL 32808 407-822-5051	Eighteen (18) independent living apartments that accommodate persons who are mentally ill.
The Hacienda	225 Wayman Street Longwood, FL 32750 407-322-2036	Thirteen (13) independent living apartments that accommodate persons who are mentally ill.

Physically Disabled		
The Oaks & Meadows	700 N. Denning Drive Winter Park, FL 32789	Forty eight (48) independent living apartments that accommodate persons who are physically disabled.
Homeless		
Family Promise of Greater Orlando	2313 ½ North Orange Ave Orlando, FL 32804 407-893-4580	Family Promise of Greater Orlando provides shelter, meals, transportation, and supportive services for up to 90 days. The program is a partnership with faith communities throughout greater Orlando area.
HSD	homelessshelterdirectory.org	Provides a list of homeless shelters and services by city.

**Affordable Housing for Families, Elderly and Disabled
Central Florida (Orange, Osceola, and Seminole Counties)**

Agency	Address/Phone	Description
Orange County Housing Authority	525 East South Street Orlando, FL 32801 407-8365150	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.
Orlando Housing Authority	380 N. Bumby Avenue Orlando, FL 32803	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.
Osceola County Housing Authority	1 Courthouse Square, Ste. 2300 Kissimmee, FL 34741 407-518-2245	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.
Sanford Housing Authority	94 Castle Brewer Ct. Sanford, FL 32771 407-323-3150	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.
Seminole County Housing Authority	662 Academy Place Oviedo, FL 32765 407-365-3621	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.
Winter Park Housing Authority	718 Margaret Square Winter Park, FL 32789 407-645-2869	Manages apartments and also provides housing vouchers for families, elderly, and the disabled. Typically there are long wait lists for units and/or vouchers.

**Affordable Housing Resources
State of Florida**

Agency	Web Site/Phone	Description
Florida Housing Search	FloridaHousingSearch.org 877-428-8844	The FloridaHousingSearch.org website was launched in June of 2006, and is sponsored by the Florida Housing Finance Corporation. The website was developed with support from a number of nonprofit and government organizations in to locate available housing that best fits their individual and family needs. The service can be accessed online 24 hours a day and is supported by a toll-free, bilingual call center M-F, 9:00 am - 8:00 pm EDT. Individuals can easily search for housing using a wide variety of search criteria with special mapping features and receive apartment listings that provide a multitude of important information about each unit. In addition, the site connects people to other housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and renter rights and responsibilities information.
Florida Housing Finance Corporation	Floridahousing.org 850-488-4197	Florida Housing has compiled a list of referral agencies who provide support services and housing for special need populations. A list of agencies can be found under the special needs housing section of the FHFC website.
Florida Agency for Persons With Disabilities	866-273-2273	A state agency helping Floridians with developmental disabilities, for information on programs offered.
Florida Supportive Housing Coalition	fshc.org	The Florida Supportive Housing Coalition is a statewide organization dedicated to fostering the development of housing for various special needs populations, including: the elderly, certain veterans returning from service abroad, young people aging out of the foster care system, persons with a disability, those at risk or suffering from homelessness, ex-offenders, and others.
Florida Department of Elder Affairs	elderaffairs.state.fl.us 850-414-2000	The Department provides most services through its Division of Statewide Community-Based Services, which works through the state's eleven Area Agencies on Aging and local service providers to deliver essential services to a vital segment of the population.
Florida Coalition for the Homeless	fchonline.org 877-205-0021	This agency includes homeless advocates, service providers, members of the faith-based community, formerly homeless persons, educators, attorneys, mental health professionals and many others statewide who are committed to putting an end to homelessness and improving the conditions of persons living without shelter.

Homeless Veterans Help Line	877-424-3838	The Department of Veterans Affairs' (VA) has founded a National Call Center for Homeless Veterans hotline to ensure that homeless Veterans or Veterans at-risk for homelessness have free, 24/7 access to trained counselors. The hotline is intended to assist homeless Veterans and their families, VA Medical Centers, federal, state and local partners, community agencies, service providers and others in the community.
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