

N 16000000780

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

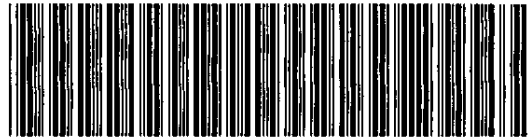
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



700280861747

01/12/16--01026--005 \*\*/8.75

FILED  
16 JAN 12 PM 2:14  
CLERK OF COURT  
ALBUQUERQUE, NM

*g* 1/27/16

COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Florida Collaborative for Affordable Housing and Community  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX) Development, Inc.

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☒ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Stephen Ponzillo  
Name (Printed or typed)

1907 E. Hillsborough Ave, Suite 100  
Address

Tampa, FL 33610  
City, State & Zip

(813) 449-1156  
Daytime Telephone number

stephen.ponzillo@nwflc.org  
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

*A A copy of the bylaws are also attached.*

FILED  
16 JAN 12 PM 2:14  
TALLAHASSEE, FLORIDA

FILED  
16 JAN 12 PM 2:14  
STATE  
ALABAMA, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
FLORIDA COLLABORATIVE FOR AFFORDABLE HOUSING AND COMMUNITY  
DEVELOPMENT, INC.**

The undersigned incorporator to these Articles of Incorporation hereby subscribes these Articles of Incorporation to form a corporation (the "**Corporation**") not-for-profit under the Florida Not-for-Profit Corporation Act (Florida Statutes Chapter 617).

**ARTICLE I  
Name**

The name of the Corporation is FLORIDA COLLABORATIVE FOR AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC.

**ARTICLE II  
Initial Principal Office**

The initial principal office of the Corporation shall be located at 1907 E. Hillsborough Avenue, Suite 100, Tampa, FL 33610. The mailing address shall be P.O. Box 310385, Tampa, FL 33680.

**ARTICLE III  
Purposes**

This Corporation is organized as a not-for-profit Corporation within the meaning of Chapter 617, Florida Statutes, exclusively for religious, charitable, scientific or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue Law ("**Code**"), and its activities shall be conducted for such exempt purposes. In furtherance of the foregoing, the primary purposes of the Corporation are

- (a) To promote the provision of affordable housing and comprehensive community development solutions for low-to-moderate income families within the State of Florida;
- (b) To promote efficiencies and reduce costs of delivering affordable housing and comprehensive community development and workforce development solutions within the State of Florida by supporting the efforts of its member 501(c)(3) nonprofit agencies to provide affordable housing and community development initiatives within the geographic areas in which they operate and which participate with Neighborhood Reinvestment Corporation, dba NeighborWorks® America, a nonprofit District of Columbia corporation, as members of its network;
- (c) To provide programs to support the efforts of low-to-moderate income families in the State of Florida to obtain affordable housing and engage in comprehensive community development activities;

(d) To provide programs to train and educate persons involved in the provision of affordable housing and community development solutions to low-to-moderate income families; and

(e) To operate exclusively for religious, charitable, scientific or educational purposes within the meaning of Section 501(c)(3) of the Code, and in the course of such operations:

(1) No part of the earnings of the Corporation shall inure to the benefit of, or be distributable to its directors, officers or other private individuals, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to or for the Corporation and to make payments and distributions to its members who are exempt from federal income taxes under Section 501(c)(3) of the Code and otherwise in furtherance of the purposes set forth in Article III of these Articles of Incorporation;

(2) No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements (any political campaign on behalf of or in opposition to any candidate for public office in violation of any provisions applicable to corporations exempt from taxation under Section 501(a) as organizations described in Section 501(c)(3) of the Code and the regulations promulgated thereunder as they now exist or as they may be hereafter amended, and

(3) Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not carry on any activity not permitted to be carried on by (i) a corporation exempt from federal income tax under Section 501(c)(3) of the Code, (ii) a corporation contributions to which are deductible under Section 170(c)(2) of the Code, or (iii) any corporation described in Section 501(a) of the Code.

#### **ARTICLE IV**

##### **Powers**

In furtherance of the purposes set forth in Article III of the Articles of Incorporation, the Corporation is authorized to exercise all the powers enumerated in Section 617.0302, Florida Statutes, as it now exists or is subsequently amended or superseded and to do and perform such acts and to have such powers as shall be desirable and necessary in furtherance of any of the purposes herein above enumerated which are not in derogation of the laws of the State of Florida.

#### **ARTICLE V**

##### **Term**

The term of the Corporation shall be perpetual.

**ARTICLE VI**  
**Member**

The members of the Corporation shall be community-based nonprofit corporations qualified under Section 501(c)(3) of the Code which are focused on community revitalization and the promotion of affordable housing within the State of Florida and which participate with Neighborhood Reinvestment Corporation, dba NeighborWorks® America, a nonprofit District of Columbia corporation, as members of its network. The members shall have such rights and powers as are specified in these Articles of Incorporation and the Bylaws. In furtherance of the foregoing, approval of two-thirds of the members shall be required to approve any actions of the Board of Directors of the Corporation with regard to the following.

- (a) Amendments or restatements of these Articles of Incorporation or the Bylaws of the Corporation;
- (b) Approval of the merger, consolidation, dissolution, sale or other transfer of substantially all of the assets of the Corporation, or any other change of corporate form; or
- (c) Approval of the removal of, addition to or substitution of any members of the Corporation.

**ARTICLE VII**  
**Directors**

The names and addresses of the initial Board of Directors of the Corporation are as follows:

<b>Name</b>	<b>Address</b>
Ernest Coney	Corporation to Develop Communities of Tampa, Inc. 1907 E. Hillsborough Ave., Suite 100 Tampa, FL 33610
Patrick McNamara	Community Partners 2001 Blue Heron Blvd. W. Riviera Beach, FL 33404
Bob Ansley	Orlando Neighborhood Improvement Corporation, Inc. 101 South Terry Avenue Orlando, FL 32805-2254
Corey Harris	Neighborhood Housing & Development Corporation 633 NW 8th Avenue, Gainesville, Florida 32601
Diane Cantor	Centro Campesino Farmworker Center, Inc. P.O. Box 343449 Florida City, Florida 33034

<b>Name</b>	<b>Address</b>
Dave Jones	Tampa Bay Community Development Corporation 2139 N.E. Coachman Road, Suite 1 Clearwater, FL 33765
Arden Shank	Neighborhood Housing Services of South Florida, Inc. 300 NW 12th Avenue Miami, FL 33128
Steve Kirk	Rural Neighborhoods, Inc. PO Box 343529 Florida City, FL 33034
Libby Lane	Tallahassee Lenders' Consortium, Inc. 224 Office Plaza Tallahassee, FL 32301
Isay Gulley	Clearwater Neighborhood Housing Services, Inc. 608 North Garden Avenue Clearwater, Florida 33755

Directors shall be elected or appointed in accordance with the procedures set forth in the Corporation's bylaws.

## ARTICLE VIII Officers

The names and addresses of the initial officers of the Corporation are as follows:

<b>Name</b>	<b>Office</b>	<b>Address</b>
Ernest Coney, Jr.	Chair	Corporation to Develop Communities of Tampa, Inc. 1907 E. Hillsborough Ave., Suite 100 Tampa, FL 33610
Patrick McNamara	Vice Chair	Community Partners 2001 Blue Heron Blvd. W. Riviera Beach, FL 33404
Libby Lane	Secretary	Tallahassee Lenders' Consortium, Inc. 224 Office Plaza Tallahassee, FL 32301

<b>Name</b>	<b>Office</b>	<b>Address</b>
Corey Harris	Treasurer	Neighborhood Housing & Development Corporation 633 NW 8th Avenue, Gainesville, Florida 32601

Officers of the Corporation shall be appointed in accordance with the procedures set forth in the Corporation's bylaws, and their terms of office shall be as set forth in the Corporation's Bylaws.

#### **ARTICLE IX Registered Agent**

The registered agent of the Corporation shall be Ernest Coney whose address is 1907 E. Hillsborough Ave., Suite 100 Tampa, FL 33610.

#### **ARTICLE X Dissolution**

Upon dissolution of the Corporation, all of its assets remaining after the payment of all obligations and the costs and expenses of such dissolution shall be distributed to nonprofit organizations which promote the availability of affordable housing solutions for low income families and which may be designated by the Board of Directors; provided that at the time of such distribution, each recipients of net assets on dissolution is an organization described in Section 501(c)(3) of the Code for the same or similar purposes as those of the Corporation, or to political subdivisions of the State of Florida for public purposes, as the Board of Directors shall determine.

#### **ARTICLE XI Amendments and Restatements**

These Articles of Incorporation may be amended or restated in accordance with the procedures set forth in the Corporation's bylaws.

IN WITNESS WHEREOF the undersigned, being the original incorporator, has executed these Articles of Incorporation this ~~29th~~ day of December, 2015.



Ernest Coney Incorporator  
1907 E. Hillsborough Ave.  
Tampa, Florida 33610

Having been named to accept service of process for the above-stated Corporation at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of the Act relative to keeping open said office.



Ernest Coney, Registered Agent

FILED  
16 JAN 12 PM 2:14  
SOUTHERN STATE  
CLERK OF STATE  
TAMPA, FLORIDA