



HOUSING WORKSHOP FOR COMMISSIONERS
CITY OF MIAMI, COMMISSION CHAMBERS

March 1, 2018
9:00 AM – 4:30 PM

GUEST BIOS – IN ALPHABETICAL ORDER

Alex R. Ballina is responsible for all aspects of property management functions, asset management operations and administration of the diverse residential portfolio for **ahs[®] Residential** as its Director of Asset Management. Prior to joining ahs[®] Residential, Mr. Ballina held several key executive positions for private and public sector organizations, including Director of Asset Management for the Miami Dade Public Housing and Community Development Department (PHCD), City of Miami Beach Housing & Community Development Department and Prudential Real Estate Services. His responsibilities have been multi-faceted, including the administration of assets in excess of \$800 million encompassing the management of housing programs for over 12,000 multifamily units and approximately 40,000 residents throughout Miami Dade County. Mr. Ballina has served on various boards and committees throughout his career, most recently on the Affordable Housing Task Force of South Florida and the Miami Dade County Tax Increment Financing Coordinating Committee. Mr. Ballina holds a Bachelor of Arts from Florida International University (FIU) along with a Florida Real Estate License, Florida Department of Financial Services- Insurance License and various U.S. HUD Certifications. www.ahsresidential.com

Danielle Blake is Senior Vice President of Government Affairs & Housing for the **MIAMI Association of REALTORS[®]**. She has been with the organization for 12 years. The MIAMI Association of REALTORS[®] was chartered by the National Association of Realtors in 1920 and is celebrating 95 years of service to Realtors, the buying and selling public, and the communities in South Florida. Comprised of six organizations, it represents more than 41,000 real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. www.miamirealtors.com

Charles T. Dabney, Jr. serves as Miami Market Manager for the **South Florida Community Land Trust (SFCLT)**. In this role, his primary responsibility is to cultivate real estate development opportunities throughout Miami-Dade that promote permanently affordable, sustainable housing solutions. Prior to joining SFCLT, Dabney most recently served as Senior Program Officer for Real Estate and Lending with the Jacksonville Program Office of Local Initiatives Support Corporation (LISC). However, Dabney is no stranger to South Florida, having previously served with both the Greater Miami LISC office and Miami-Dade County. A native of Virginia, Dabney is a graduate of Hampton University, where he received the B.S. degree in Business Management, and Carnegie-Mellon University's H. John Heinz III School of Public Policy and Management, where he was awarded an M.S. degree in Public Policy and Management with a major in Environmental Planning. Dabney has also completed additional studies at the University of Maryland – College Park, where he earned a Graduate Certificate in Housing Finance. southfloridactl.org

Sarah Emmons is Managing Director for **Radical Partners**, a social impact accelerator that identifies issues that matter to the future of our region, and activate the larger community to collaboratively

take ownership for generating and implementing solutions. Their fourth community campaign, carried out in November 2017, focused on the critical issue of housing affordability in the South Florida community by gathering input from 2,500 persons on how to improve it. A report synthesizing that community feedback, *100 Great Ideas*, was issued in February 2018. Ms. Emmons oversees policy and impact work, and community engagements. Before joining Radical Partners, Sarah was a Research Manager at the University of Chicago's Crime Lab, a Mayoral Fellow in the Chicago Mayor's Office, and a high school math teacher and Teach For America corps member. She's has a Master's in Public Policy from the University of Chicago. www.radical.partners/housingaffordability

Sara Haas is a Senior Program Director with **Enterprise Community Partners**, Southeast market. She supports Open Doors, a homeless housing initiative, leads Enterprise's work in Miami, and develops and implements affordable housing preservation and nonprofit capacity building initiatives for the Southeast. Prior to joining Enterprise, Ms. Haas developed and managed national AmeriCorps VISTA programs focused on affordable housing and community development at Habitat for Humanity International and Points of Light. Ms. Haas graduated from the Georgia Institute of Technology School of City and Regional Planning with a Masters of City and Regional Planning, and received a Bachelor's of Business Administration from the Emory University Goizueta Business School. www.enterprisecommunity.org

Annie Lord is the Executive Director of **Miami Homes for All**, formerly known as the Miami Coalition for the Homeless, a longtime South Florida organization with a mission of promoting community collaboration to prevent and end homelessness in South Florida and a commitment to prioritize and promote housing for all within Miami-Dade County. Ms. Lord has over 15 years of experience fostering stability and mobility for those who are economically disadvantaged. Most recently, she served as the Chief Program Officer for CitySquare in Dallas, TX, where she oversaw programs including housing for persons experiencing homelessness, a food pantry, foster youth services, a health clinic and family law firm. Prior to that, Annie was VP of Community Development for Citibank, where she stewarded grants to housing providers and other community organizations. Her most recent position in Miami was as Executive Director of the South Florida Community Development Coalition. Annie is a Certified Economic Development Finance Professional and has a Bachelor's and Master's degree from Harvard University. www.miamihomesforall.org

Alberto Milo, Jr., is **Principal/Senior Vice President, Related Urban**, an entity formed in of April 2009 to develop and acquire affordable and workforce housing developments. Thus far, Related Urban has completed more than 1,300 public, affordable and workforce housing units. Mr. Milo has been a licensed real estate broker since 1989. He owned and operated a real estate development, real estate brokerage and mortgage brokerage companies for 20 years prior to forming Related Urban. Mr. Milo developed his first affordable housing development in 1999. In 2002, he formed The Urban Development Group, which focused on revitalizing communities by creating affordable homeownership for underserved markets. Due to his many years in the affordable housing industry, he is deeply familiar with federal, state and local government subsidy programs. He was the 2011 President of the Builders Association of South Florida, where he also received the President's Award and was named Builder of the Year in 2009. Mr. Milo has served on the Miami-Dade County Industrial Development Authority since 2005 and is a former member of the Greater Miami Chamber of Commerce's Workforce Housing Committee. In April 2015, he was named to the board of the YMCA of South Florida. www.relatedgroup.com/affordable-housing.html

Ned Murray, Ph.D., AICP is the Associate Director of the Metropolitan Center at **Florida International University** in Miami. Dr. Murray is a leading expert on economic and housing market issues in South Florida. He has authored many landmark affordable housing needs studies including the leading studies for Miami-Dade, Palm Beach, Broward and Monroe Counties. He was also the Principal Investigator on the Broward County Housing Linkage Fee Nexus Study and Rental Housing Study for Palm Beach and Martin Counties. Dr. Murray has recently completed and presented Housing Market Update and Municipal Scorecard studies for Palm Beach and Broward Counties and the South Florida Workforce Housing Needs Assessment. Dr. Murray also has over twenty years of professional urban planning experience, including 12 years as a former Director of Planning and Development in Massachusetts. Dr. Murray has authored and presented numerous papers on economic development, affordable housing and urban planning, including articles published in Economic Development Quarterly (EDQ), the Economic Development Journal, the Journal of Public Affairs Education and the Council for Urban Economic Development's Commentary. He holds a Ph.D. in Urban and Regional Planning from the University of Massachusetts at Amherst. metropolitan.fiu.edu

People Acting for Community Together (PACT) has been making Miami-Dade a better place to live and do business through direct action organizing since 1988. PACT uses the power of large organized people to hold public officials accountable to create systemic change in Miami-Dade County. PACT is a 'direct action' organization, it hosts large community assemblies where public officials are encouraged to adopt solutions to serious problems. Once PACT members achieve victory on a campaign, leaders put in place a series of checks and measure to ensure that progress is made. Public officials remain accountable even after the original objective has been fulfilled. PACT's membership includes 38 South Florida congregations and two university members. www.miamipact.org

The Very Reverend Wilfred (Willie) Allen-Faiella is currently serving as Rector of St. Stephen's Episcopal Church in Coconut Grove and Dean of the South Dade deanery of the Episcopal Diocese of Southeast Florida (since 2001). She was previously the Rector of Trinity Episcopal Church in Gulph Mills, PA and Assistant Rector at Immanuel Church-on-the-Hill in Alexandria Virginia. Faillea also served as the Music and Theatre Director at the Camp Darby U.S. Army Base in Livorno, Italy (1975-1982). She holds a Master's of Divinity from Virginia Theological Seminary, a Master's of Arts in Theatre Arts from Schiller College in West Berlin and a Bachelor's of Arts in History from Bryn Mawr College.

Denis Russ is on the board of Temple Beth Sholom in Miami Beach. In 1981, Russ founded the Miami Beach Community Development Corporation with the purpose of using historic preservation as a vehicle for economic development. Miami Beach CDC provided support for the Art Deco District in South Beach and Miami Modern *MiMo* Architecture in North Beach and guided plans and programs for public and private investment on Ocean Drive, Lincoln Road, Washington Avenue in South Beach. The organization then moved to develop and preserve affordable housing, acquiring and rehabilitating over 20 historic properties as affordable rental to a range of clients. For five years, Russ served as Program Director of Greater Miami LISC, coordinating the activities of the Local Initiatives Support Corporation (LISC) throughout Miami-Dade County. LISC worked with the John S. and James L. Knight Foundation to focus on housing and community development programs in Overtown, East Little Havana and other Miami-Dade neighborhoods, from Opa Locka to Florida City. Prior to this public service, Russ was in private practice as an Attorney and in public practice as a Certified Public Accountant. Russ received a Juris Doctor degree and an MBA in Accounting from the University of Miami, and a Bachelor of Science in Economics from the University of Pennsylvania, Wharton School.

David Pichette is currently the chair of the Social Justice Committee at Holy Redeemer Catholic Church in Liberty City. Pichette worked in the non-profit world for many years. He served as Executive Director and Development Director for a non-profit specializing in housing repair and construction in rural West Virginia for 10 years. He then moved to Washington, D.C. and worked as Development Director and Executive Director at various non-profits that worked with homeless families and people with disabilities. In 2007, he retired and re-located to Miami-Dade. Pichette has a Master's in Education from Syracuse University and a Bachelor's of Arts in Philosophy from St. Bernard's College.

Consuelo Vasquez is a member of St. Mary's Cathedral in Little River and has been a leader in PACT for over 20 years.

Meaghan Shannon-Vlkovic is vice president and market leader for **Enterprise Community Partners**, Southeast market. Enterprise Community Partners is a national nonprofit intermediary that within it, encompasses entities that lend funds, finance development and manage and build affordable housing. To date, Enterprise has invested \$18.6 billion, helped create nearly 340,000 homes and touched millions of lives. Ms. Shannon-Vlkovic leads Enterprise's programmatic work in the Southeast region, focused on providing an array of resources to affordable housing and community development partners. This includes capacity building assistance for the public and private sector in areas of proactive preservation and production of housing, equitable transit oriented development (TOD), and homeless housing strategies. Prior to joining the Southeast office in 2010, Meaghan was development director at Monadnock Construction in Brooklyn, N.Y., where she was responsible for planning and analysis of housing development opportunities. From 2001 to 2004 she was a program officer and assistant director of housing and finance in Enterprise's New York office, where she coordinated technical assistance and training to nonprofit and for-profit developers while overseeing a project management team and portfolio of tax credit developments. Ms. Shannon-Vlkovic earned her bachelor's degree from SUNY Oneonta College and her master's degree from CUNY Hunter College in New York City.
www.enterprisecommunity.org