REACH HOUSING AFFORDABILITY AND RESILIENCY CONFERENCE

Resilience and Energy Assessment of Communities and Housing

May 6, 2022 • Hilton St. Petersburg Carillon Park • #reachconference2022
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Welcome to the Tampa Bay Regional Planning Council’s conference on Resilience and Energy Assessment of Communities and Housing. Thirty months ago, JPMorgan Chase & Co. announces a two-year investment to support the Regional Cooperative Alliance (501c3 of the Tampa Bay Regional Planning Council) housing initiative. This project brought together the region’s housing, resilience, recovery planning experts and community leaders to assess potential risks that local communities housing stock faces from extreme weather, storm surge and sea level rise. This conference will share strategies that have been developed to increase affordable, resilient housing development and redevelopment.

Today we will hear from many of the experts who participated in the development of this project, leading builders and elected leaders throughout the Tampa Bay Region who have made housing affordability and resilience top priorities.

To JPMorgan Chase and our many project partners we are thankful for your participation in this project. Your efforts have been immensely helpful particularly as we continued our collective outreach during the Covid-19 Pandemic. The Council is thankful that you have chosen this conference to learn about affordable resilient housing and to hear your ideas as we continue our journey in seeking to make the Tampa Bay a more resilient region.

Respectfully,

Sean T. Sullivan, Executive Director

CONFERENCE PLANNING & ADVISORY COMMITTEE

Wren Krahl, Deputy Executive Director & CJ Reynolds, Director of Resiliency & Engagement, TBRPC

- Councilmember Brandi Gabbard, St. Petersburg
- Sean Sullivan, Tampa Bay Regional Planning Council
- Linda Fisher, Forward Pinellas
- Gladys Cook, Florida Housing Coalition
- Elissa Plancher, Florida Housing Coalition
- Taylor Ralph, REAL Building Consultants
- Susan Glickman, Southern Alliance for Clean Energy
- Kimberly Amos, St. Petersburg City Council
- Cara Woods Serra, Tampa Bay Regional Planning Council
- Maria Robles, Tampa Bay Regional Planning Council
- Courtney Wright, Tampa Bay Regional Planning Council
Continuing education credits have been made available by our educational partner, the American Planning Association, Florida Chapter, Suncoast Section.

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AICP members are eligible for 5.25 CM credits for attending the learning sessions and can self-report on the APA website using CM #9247485.
As this year’s Chair of the TBRPC, it is my honor to welcome you to the first REACH Housing Affordability and Resiliency Conference.

Our housing needs are at a critical level, and resiliency in housing is key to ensuring that coastal and inland communities remain vibrant and viable long into the future. This conference builds on current successes, will showcase new initiatives, new techniques and home in on ways for working together more effectively.

We all want our communities, neighborhoods and homes to be resilient, sustainable, and remain strong in the face extreme weather and long-term climate change.

Our region is growing rapidly. The challenges of managing rapid growth and sea level rise, stronger storms, and intense heat will no doubt have dramatic effects on our communities. How we address these challenges in an equitable way is up to us.

Thank you for being here at the forefront of this important work!

Councilmember Brandi Gabbard
City of St. Petersburg
2022 Chair of the Tampa Bay Regional Planning Council

2022 Tampa Bay Regional Planning Council Members

Chair: Councilmember Brandi Gabbard, City of St. Petersburg
Vice Chair: Commissioner Vanessa Baugh, Manatee County
Secretary/Treasurer: Mayor Woody Brown, City of Largo
Past Chair: Commissioner Jack Mariano, Pasco County

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- Commissioner Ronald E. Kitchen, Jr., Citrus County
- Commissioner Janet Long, Pinellas County
- Vice Mayor Thomas Reid, City of South Pasadena
- Councilman Patrick Roff, City of Bradenton
- Mr. Frank Rygiel, Pasco County
- Ms. Barbara Sheen Todd, Pinellas County
- Commissioner Maribeth Wetzel, City of Treasure Island
- Mr. Ming Gao, FDOT District 7
- SWFWMD

Sean T. Sullivan, Executive Director
Wren Krahl, Deputy Executive Director
Since the Tampa Bay Regional Resilience Coalition was formed in 2018, leaders around the region have come together to tackle some of the most pressing climate risks facing our communities.

Large-scale extreme weather events and chronic issues caused by sea-level rise and heat pose serious threats to our housing and our most vulnerable residents. Improving housing affordability and increasing resilience must and can work hand in hand.

The region has held two Summits sharing innovative ideas for adaptation. In 2022, the Coalition will release the Regional Resilience Action plan, which provides the road map for regional collaboration and local action. Integrating resilience and sustainability strategies into our infrastructure and housing development budgets and leveraging our infrastructure funding, are our top priorities.

We hope the REACH conference provides you with new information and resources to strengthen and protect your community. There is much work to be done to ensure a more resilient and sustainable future for our region. We look forward to continuing this important collaborative effort and to seeing the forthcoming Regional Resilience Action Plan strategies take root and become ingrained in our region’s policymakers’ strategic plans. We appreciate all the hard work of our private sector partners, planning organizations, and community leaders for the present and for future generations to come.

2022 Resiliency Coalition Steering Committee Members

Coalition Co-Chair, Comm. Janet C. Long, Pinellas County Coalition Co-Chair, Cm. Peter Altman, City of New Port Richey

- Comm. Ronald E. Kitchen, Jr., Citrus County
- Comm. Jack Mariano, Pasco County
- Comm. John Allocco, Hernando County
- Comm. Vanessa Baugh, Manatee County
- Comm. April Thanos, City of Gulfport
- Cm. Ward Friszolowski, City of St. Pete Beach
- Cm. Brandi Gabbard, City of St. Petersburg
- Comm. Maureen Freaney, City of Dunedin
- Cm. Joseph Citro, City of Tampa
- Ms. Barbara Sheen Todd, Pinellas County

As of May 2022, there are 32 local governments which have adopted the Memorandum of Understanding.

Member Counties

Citrus, Hernando, Hillsborough, Manatee, Pasco, Pinellas, and Sarasota.

Member Cities & Towns

Bradenton, Bradenton Beach, Clearwater, Dunedin, Gulfport, Holmes Beach, Indian Rocks Beach, Indian Shores, Largo, Long Boat Key, Madeira Beach, New Port Richey, Oldsmar, Palmetto, Pinellas Park, Redington Beach, Safety Harbor, Sarasota, Seminole, South Pasadena, St. Petersburg, St. Pete Beach, Tampa, Tarpon Springs, and Treasure Island.
Formed in 2001, the Regional Cooperative Alliance, 501c3 seeks grants through foundations and private sector entities to carry out important initiatives which benefit the Tampa Bay regional community.

The Committee has automatic membership from the Tampa Bay Regional Planning Council’s Executive Budget Committee with additional private sector members. The REACH Project funded by JP Morgan Chase is overseen by this dedicated Board of individuals.

2022 RCA BOARD OF DIRECTORS

President: Commissioner Jack Mariano, Pasco County
Vice President: Councilmember Brandi Gabbard, City of St. Petersburg
Secretary/Treasurer: Commissioner Vanessa Baugh, Manatee County
Past President: Councilman Patrick Roff, City of Bradenton

Board Members:

- Mayor Woody Brown, City of Largo
- Commissioner John Allocco, Hernando County
- Commissioner Ron Kitchen, Citrus County
- Commissioner Harry Cohen, Pinellas County
- Commissioner Janet Long, Pinellas County
- Ms. Barbara Sheen Todd, Pinellas County Gubernatorial Appointee
- Mr. Tony Rodriguez, MacDill Air Force Base
- Ms. Kristi Cheatham-Pettit, Clearwater Gas
Many homes throughout the region and especially those in low and moderate-income neighborhoods are at risk from extreme weather, flooding, storm surge, and future sea level rise. The region also faces a severe shortage of affordable and attainable housing, and many options such as mobile homes and older structures are not resilient.

Some local governments are beginning to conduct community vulnerability assessments, however, the region lacks a common framework, consistent metrics, standardized data, and technical resources to fully assess risks to housing. Resiliency, neighborhood revitalization, and affordable housing priorities should be integrated and addressed together.

On January 7, 2020, JPMorgan Chase & Co. awarded $500,000 to the Tampa Bay Regional Planning Council to implement a new initiative called the Resilience and Energy Assessment of Communities and Housing (REACH) that supports the Regional Resilience Coalition and member governments.

The REACH Project has brought together the region’s housing, resilience, and recovery planning experts and community leaders to assess potential risks that local communities face from extreme weather and sea level rise, and define new strategies and policies to increase affordable, resilient housing development and redevelopment.

During the two-year project, the TBRPC and local government Partners have worked to integrate affordable housing, neighborhoods, and community redevelopment into climate vulnerability assessments, and resilience and sustainability planning. The REACH project is providing local governments and community organizations with critical data and new tools to quantify risks and support decision-making.

The project is creating a regional road map for formally integrating affordable housing and resilience planning. The efforts are helping to increase consistency, support updates to post-disaster redevelopment plans, identify appropriate resilience strategies, and prioritize construction of affordable housing in less vulnerable areas. The resources and methods will be useful for all local governments in Florida and will create lasting change.

Visit the REACH website to learn more about this initiative: www.tbrpc.org/reach
FRIDAY, MAY 6, 2022 // MORNING

Registration Check-in
8:00 - 8:30 a.m.

Welcome & Introductions
8:30 - 8:45 a.m.

Sean Sullivan, Executive Director, Tampa Bay Regional Planning Council
Councilmember Brandi Gabbard, City of St. Petersburg, 2022 TBRPC Chair

JP Morgan Chase Foundation Comments
8:45 - 9:00 a.m.

Tammy Haylock-Moore, Executive Director, CHASE, Commercial Banking, Chase Community Development Banking

Prioritizing Housing and Collaboration.
9:00 - 9:30 a.m.

Commissioner René Flowers, Pinellas County - Is the American Dream Just a Dream: No Single Answer to the Housing Crisis

Keynote: Affordable and Resilient Housing: High Level Realities and Street Level Solutions
9:30 - 10:00 a.m.

Jaimie Ross, President and CEO, Florida Housing Coalition

REACH Highlights and Findings: Risks and Opportunities to Increase Resilience
10:00 - 10:45 a.m.

CJ Reynolds, Director of Resiliency and Engagement, Tampa Bay Regional Planning Council, Session Introducer
Elissa Plancher, Technical Advisor, Florida Housing Coalition
Andrea Galinski, Research Scholar, University of Florida Shimberg Center

County Initiatives in Tampa Bay
10:45 - 11:30 a.m.

Whit Blanton, Executive Director, Forward Pinellas, Moderator
Commissioner Pat Gerard, Pinellas County
Commissioner George Kruse, Manatee County
Commissioner Kathryn Starkey, Pasco County
Commissioner Kim Overman, Hillsborough County

Keep Safe Florida Roll-Out - Assessing Properties
11:30 - 12:00 p.m.

Councilmember Brandi Gabbard, City of St. Petersburg, 2022 TBRPC Chair, Session Introducer
Sara Haas, Southeast Senior Director, Enterprise Community Partners
Salvatore Russo, VP of Property Management, Carrfour Supportive Housing, Inc.
FRIDAY, MAY 6, 2022 // AFTERNOON

Lunch and Speakers
12:00 - 1:00 p.m.

- **Commissioner Janet C. Long**, Pinellas County, 2022 Co-Chair of the TBRRC, **Session Introducer**
- **Walter Rodriguez Meyer**, Principal Urban Planner, Local Office Landscape & Urban Design; Professor, Parsons The New School

Solutions and Strategies Session 1 - Balancing Increasing Density with Resilience and Community Character Preservation
1:00 - 1:45 p.m.

- **Chris Zambito, CFM**, Senior Project Manager, SNC-Lavalin Atkins, **Moderator**
- **Derek Kilborn**, Manager, Urban Planning and Historic Preservation Division, City of St. Petersburg
- **Linda Fisher, AICP**, Principal Planner, Forward Pinellas
- **Jerry Murphy, JD, AICP, CFM**, Faculty Consultant, University of Florida/IFAS

Solutions and Strategies Session 2 - Addressing Energy Burdens and Increasing Weatherization/Energy Efficiency Retrofits
1:45 - 2:30 p.m.

- **Taryn Sabia, Ed.M., M.Arch, MUCD**, Director, University of South Florida Center for Community Design and Research, **Moderator**
- **Ann Vanek-Dasovich**, Chief Operating Officer, Solar and Energy Loan Fund
- **Sara Kane**, Sustainability Manager, Sarasota County

Break
2:30 - 2:45 p.m.

Solutions and Strategies Session 3 - Increasing Finance and Funding for Housing and Vulnerable Communities
2:45 - 3:30 p.m.

- **Gladys Cook**, Resilience and Recovery Director, Florida Housing Coalition, **Moderator**
- **Rob Gerdes**, City Administrator, City of St. Petersburg
- **Hilary Bruno**, Assistant Director, Community Development, Pasco County

Solutions and Strategies Session 4 - Design and Construction Affordable and Resilient Housing
3:30 - 4:30 p.m.

- **Taylor Ralph, LEED AP BD+C**, Founder & President, REAL Building Consultants, ULI Tampa Bay Resilience Committee Chair, **Moderator**
- **Mitchell Rosenstein**, Principal & Co-Founder, Green Mills Group
- **Gary McPherson**, Development Manager, Atlantic Pacific Communities
- **Mark Rios, LEED, AP**, Director of Development, Stoneweg LLC

Recommendations and Priorities: Next Steps for Collaboration
4:30 - 5:00 p.m.

- Facilitated Discussion, Florida Housing Coalition & Tampa Bay Regional Planning Council
SPECIAL APPRECIATION

REACH CONFERENCE PARTNERS

FORWARD PINELLAS

ULI

Urban Land Institute

Tampa Bay

FLORIDA HOUSING COALITION

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Whit Blanton is the executive director of Forward Pinellas, an independent public agency responsible for countywide and regional planning, integrating use and transportation plans, and setting priorities for state and federal transportation funding. Hired in 2015 upon the merger of two agencies, the Pinellas County Metropolitan Planning Organization (MPO) and Pinellas Planning Council (PPC), Whit reports to a 13-member body of elected officials representing Pinellas County and its 24 municipalities.

Whit has more than 30 years of professional planning experience in both the public and private sectors. Prior to his current job, he was a founding owner and vice president of Renaissance Planning, based in Orlando.

A graduate of the University of Florida with a bachelor’s degree in journalism and communications, Whit also completed his master’s degree coursework in urban & regional planning at Florida State University.

Hilary Bruno is the Assistant Director for Pasco County Community Development and has an extensive background in grants management. In her current position Hilary manages federal grants including HUD’s CDBG, CDBG-DR, ESG and COVID funds, and prepares plans required by HUD.

Experience includes providing technical assistance to community partners and subrecipient management.

She is passionate about making partnerships that create innovative long-term solutions using state and federal funding. Hilary holds a BA in psychology from George Washington University. She sits on the Human Services Technical Advisory Board for Pasco Hernando State College.

Gladys Cook is the Resilience and Recovery Director for the Florida Housing Coalition. As a planner, Gladys provides research and analysis skills in the formation of disaster recovery strategies for the equitable redevelopment of housing. She produces a weekly disaster recovery webinar for housing professionals and provides training and technical assistance to communities and organizations in the financing of housing development and rehabilitation. Gladys is a strong proponent of innovative building methods for rapid repairs and home replacement and the evaluation of alternative construction methods in the procurement arena. She offers capacity building and strategic planning for organizations including predevelopment, underwriting and compliance for homeownership, rental and supportive housing. Gladys specializes in land banking and the use of surplus land for community land trusts. Gladys is a problem solver and consensus builder seeking to maximize human and capital resources to expedite disaster housing recovery, and the expansion of the supply of accessible, resilient, and affordable homes for workforce and special needs households. Gladys has a master’s in Urban and Regional Planning and has more than 25 years of experience in housing and community development.

Linda Fisher, AICP, is a Principal Planner with Forward Pinellas, focusing on land use planning, housing affordability, GIS analysis and local government technical assistance. She administers the Countywide Plan for Pinellas County, which guides future land use planning for all 25 local governments in the county, and helps coordinate the Advantage Pinellas countywide housing strategy.

Ms. Fisher is a certified planner, with a master’s in urban and regional planning from Florida State University and a bachelor’s in psychology and sociology from Ursinus College in Pennsylvania. She has 24 years of public sector planning experience with Forward Pinellas and the Pinellas Planning Council.
**Commissioner René Flowers** was elected to the Pinellas County Commission on November 3, 2020 for a 4-year term. Ms. Flowers served as a St. Petersburg City Councilmember, President of the Florida League of Cities, and the National League of Cities Finance Committee Member. Ms. Flowers was elected to the Pinellas County School Board in 2012 - serving as Board Chair for two consecutive terms.

Ms. Flowers was formerly employed full-time with Gulf Coast Jewish Family and Community Services as the Employee Education and Development Manager-responsible for the professional development and specialized trainings for over 400 throughout the State of Florida.

Ms. Flowers holds an AA Degree from Tallahassee Community College, Bachelor’s Degree from Eckerd College, a Master’s Degree in Public Administration, currently a Doctoral Candidate with Capella University, a certification as a Quality Assurance Auditor and Florida Certification Board Trainer.

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**Councilwoman Brandi Gabbard** represents District 2 and is Vice-Chair of the St. Petersburg City Council. Brandi has fought to make our community stronger by increasing access to affordable housing, lowering flood insurance costs, fighting for small and local businesses, and working to help our neighborhoods be safer and more resilient.

Originally from Indiana, Brandi and her husband Keith moved to St. Petersburg in 2003. A licensed real estate broker for over 15 years, she has served for over a decade in leadership roles with the state, local, and national real estate associations. She was President of the Board of the Pinellas Realtor Organization in 2014, awarded Realtor® of the Year in 2015 and was Chair of the National Association of Realtors Insurance Committee. Recognized as an expert in issues pertaining to neighborhood sustainability has awarded her opportunities to speak on both state and national stages, including Capitol Hill.

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**Andrea Galinski**, UF, focuses on the nexus between climate change and affordable housing with a particular interest in pre-disaster mitigation plans and policies. Most recently, she is exploring the ethical use of drones and other AI technologies in relation to landscape site analysis and community engagement. Funded research projects include: “Flood Hazard Management & Practitioner Information Network for Florida Coastal Communities” (National Science Foundation); “Quantifying the Effectiveness of Resilience Planning for Affordable Housing” (Florida Sea Grant); as well as the “Resilience and Energy Analysis of Communities and Housing” in the Tampa Bay (JP Morgan Chase), among others.

Previously, she worked in Louisiana to develop the state’s 50 year/$50 billion Coastal Master Plan to protect and restore the coast in the context of sea level rise. Her work also received Federal Emergency Management Agency’s (FEMA) 2015 Individual and Community Preparedness Awards: Honorable Mention in “Technological Innovations” for a web-based tool visualizing future wetland degradation, storm surge, and sea level rise.

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**Commissioner Pat Gerard** was elected to the Pinellas County Board of County Commissioners in 2014. She previously served on the largo City Commission from 2000 to 2014; the last eight years as Mayor of the City.

During Commissioner Gerard’s tenure with Largo, the City partnered with the Central Pinellas Chamber of Commerce to streamline the permit application process, which allowed small businesses to grow and create new jobs during the economic turndown. In addition, the City built a library that has been recognized as the best library in the state, a new Community Center which is Platinum LEAD certified, as well as a Recreation Center that serves all ages.
Robert Gerdes is the City Administrator of St. Petersburg. He has worked for the City for over 20 years and has spent the last four years heavily focused on developing and expanding the City’s affordable housing programs.

In addition, Rob has worked in the Enterprise Facilities department, Parks department, Planning and Development Services department, the Codes Compliance Assistance department and spent four years as the City’s Neighborhood Affairs Administrator.

He is married with two children and lives in west St. Petersburg. He holds degrees from both Florida State and the University of South Florida.

Sara Haas is Senior Director of the Enterprise Community Partners Southeast Market and National Preservation Next Program. At Enterprise, Sara leads affordable housing preservation programming in Miami and Atlanta, Keep Safe Florida, and the National Preservation Next program.

Prior to joining Enterprise, Sara developed and managed national AmeriCorps VISTA programs at Habitat for Humanity International and Points of Light. Sara earned a master’s degree from the Georgia Institute of Technology School of City and Regional Planning and received a bachelor’s from the Emory University Goizueta Business School.

She sits on the boards of Open Doors Atlanta and the Atlanta Neighborhood Development Partnership (ANDP).

Tammy Haylock-Moore is a Senior Commercial Banker in Community Development Banking at JPMorgan Chase Bank, NA, a national leader in providing financial solutions that support the growth of affordable housing, workforce housing and revitalization of low- and moderate-income communities across the United States.

Tammy joined Chase in 2007 and prior to Chase she was part of the community development team at Bank of America and also served as a senior underwriter for the Florida Housing Finance Corporation while employed at First Housing Development Corp. of Florida.

Tammy is a graduate of the University of Tampa with a degree in Criminology and a graduate of St. Petersburg College with an Associate’s degree in Business Administration. She is a former US Army Reservist.

Sara Kane manages the sustainability program for Sarasota County, in the University of Florida/IFAS Extension & Sustainability department. She oversees sustainability improvements within government operations and the efforts to create a sustainable community across Sarasota County. Her responsibilities include promoting energy efficiency, green building practices, renewable energy, electric vehicles, and waste reduction strategies to residents and businesses; ensuring sustainability improvements in county facilities and fleet; employee and community education; resiliency and climate planning; and grant management.

Sara has worked in the environmental field for 18 years including positions at the Sarasota Bay Estuary Program and Mote Marine Laboratory. Sara has a Masters in Global Sustainability with a concentration in water from the University of South Florida.
Derek Kilborn manages the City of St. Petersburg’s Urban Planning and Historic Preservation Division within the Planning and Development Services Department. His current duties include leading the StPete2050 vision update and implementation of numerous affordable housing initiatives, including expansion of both Accessory Dwelling Units and Missing Middle building typologies.

In the mid-2000’s, Kilborn co-authored St. Petersburg’s award-winning Land Development Regulations and has complementary experience in zoning, comprehensive planning, historic preservation, and environmental sustainability.

Prior to joining the “Sunshine City” in 2000, Kilborn worked as a Planner for the City of Temple Terrace, Florida. A native of Buffalo, New York, he graduated from the SUNY College of Environmental Science and Forestry and attended the SUNY at Buffalo School of Architecture and Planning for graduate study.

Commissioner George Kruse is the District 7 at-large Commissioner for Manatee County. George’s primary focuses on the Board are housing, growth and job creation. He brings a unique skill set to tackle these issues as he has spent the last 20+ years focusing on commercial real estate, primarily on the finance and private equity sides of the industry, having personally closed over $1 Billion in transactions over that period. His passion for affordable housing initiatives started as an analyst with Raymond James Tax Credit Funds in St. Petersburg, FL and has continued as a current member of the Manatee Count Affordable Housing Advisory Board and former member of the City of Bradenton’s Affordable Housing Board. He is also working closely on Manatee County’s economic development and job creation as a Board member of CareerSource Suncoast.

He graduated from the University of Florida with a degree in finance and later received his MBA with honors from Columbia Business School with a dual focus on finance and real estate. He’s a graduate of Leadership Manatee and now sits on the Leadership Alumni Association Board.

Commissioner Janet Long is a known for her implementation of serious, impactful and long-term policies and solutions on resiliency, sustainability, climate change, transportation and other critical issues facing Pinellas County and the Tampa Bay region. She has been recognized for her exceptional leadership on sea-level rise and climate change policy by the Florida Association of Counties.

As Co-Chair of the TBRPC’s Resiliency Coalition, she is committed to strengthening our region’s ability to plan for the changing climate, reduce impacts and secure funding to support resilient infrastructure improvements, adaptation and mitigation programs, which will protect our communities, property and economies for future generations.

Commissioner Long has dedicated her life to her family and public service. She was elected to the Board of County Commissioners in 2012 and is currently serves as its Vice Chair.

Gary McPherson responsibilities involve managing all phases of the development cycle from predevelopment through stabilization. This includes design, entitlements, financing, closing due diligence, and construction management. Mr. McPherson has experience with new construction and rehabilitation developments; garden-style, mid- and high-rise building types; and various forms of financing, including conventional financing, housing tax credits, tax-exempt bonds, and HUD subsidies. He is currently managing the predevelopment process for a multifamily development in Maryland, overseeing the construction of three developments in South Florida and Southeast Texas, and supervising the stabilization of one development in Central Texas.

Mr. McPherson graduated Cum Laude with a Bachelor of Science in Finance & Economics from Florida State University, graduated Cum Laude with a J.D. and LL.M. in Real Property Development from the University of Miami School of Law, and is a member of the Florida Bar.
Jerry Murphy, JD, AICP, CFM, graduated from the University of Florida in 2000 with a J.D. with honors. Jerry is a certified floodplain manager, certified urban and regional planner, and legal scholar. His work and research involve land use planning and control law, community-based planning, code and regulation drafting, floodplain management, growth and infrastructure finance, post-disaster redevelopment planning, community resiliency/sustainability.

He currently works with local governments through UF to assemble teams of expert faculty, researchers, and student assistants to craft planning approaches and strategies to climate change, extreme weather, sea-level rise, and the other challenges facing local governments in the 21st Century.

Commissioner Kimberly Overman is the current Chair of the Hillsborough County Commission representing District 7 in a county-wide seat. Prior to serving on the Commission, she raised two children, launched and ran several successful businesses, including a re-created business chamber of commerce for the Tampa urban core. She is a Certified Financial Planner and former CEO of a fee-only registered investment advisory firm, owner of The Heights Exchange, LLC, a commercial space in Seminole Heights.

She is the current Chair of the County Commission and the Chair of the Affordable Housing Advisory Board, Chair of the Commission on Human Trafficking, and Chair of the Transportation Management Area Leadership Group, among other boards.

Kimberly earned a Bachelor of Science degree in Agricultural and Resource Economics from the University of Maryland. Kimberly is dedicated to enhancing Hillsborough County’s public transportation and increasing affordable housing.

Elissa Plancher is a Technical Advisor with the Florida Housing Coalition, where she works with developers, community stakeholders, and local governments to increase the number of affordable housing units across the State of Florida. Passionate about creating innovative, long-term solutions, Elissa incorporates her expertise in affordable housing, subsidy administration, service provision, comprehension of plans, and knowledge of systems to implement best practices and create opportunities that address housing equity among Florida's residents who are most in need. Elissa's work incorporating housing hazard resilience and mitigation policy across planning frameworks helps to ensure the policy foundation to preserve assisted and naturally occurring affordable housing is established to protect vulnerable Floridians, in preparation for the next disaster. Elissa skillfully develops solution-oriented strategies and leads multi-system collaborative efforts designed to improve the quality of life for residents with lower incomes. She has managed funding of more than $30 million in federal, state, and local housing and services resources for people experiencing homelessness and other vulnerable community members. Elissa earned a bachelor’s degree in International Affairs from Florida State University and will graduate from the University of Arizona in August 2022 with her Master of Real Estate Development.

Taylor Ralph, LEED AP BD+C, is the President and Founder of REAL Building Consultants, LLC. His over 15 years of project experience—both in the design/build/development role and as a consultant to diverse real estate development teams—allows him provide clients with valuable guidance in the pursuit of creating high-performance, innovative, and award-winning projects. He has significant experience in the LEED for New Construction, LEED for Homes, LEED for Homes Multi-Family, and specializes in corporate portfolio, district scale and campus scale sustainability planning for many high-profile development teams and institutions.

Taylor is a thought leader and frequent speaker and writer on issues of sustainable building innovation, community equity, resiliency, and innovative real estate development. He also dedicates his time to his community as a Board Member of the Tampa Metropolitan YMCA, Advisory Board Member of Gasparilla Music Foundation and Tampa Bay Energy Efficiency Alliance, and Executive Board Member of ULI Tampa Bay.
**CJ Reynolds** serves as the Director of Resiliency and Engagement and began in January 2019. She coordinates the activities of the Tampa Bay Regional Resilience Coalition and directs the new Resilience and Energy Assessment for Community and Housing (REACH) initiative funded by JPMorgan Chase, in addition to other programs. CJ has a decade of experience working on Florida climate and resilience programs. CJ was a research associate at the University of South Florida College of Marine Science from 2011 to 2018, where she developed and coordinated stakeholder engagement research with local governments, and assessed information needs on climate adaptation and municipal sustainability initiatives. Prior to joining USF, CJ held senior management positions at Meriux NutriSciences, a global food safety consulting firm, and the National Cattlemen’s Beef Association. CJ has 30 years of experience convening subject matter experts and key stakeholders to define new risks, data needs, develop education and technical training programs, and implement partnerships to proactively address emerging environmental, health and socio-economic issues. A native of Chicago, she has Bachelor of Science degree in Journalism from Northern Illinois University.

**Mark Rios, LEED, AP,** serves as the Director of Development for Stoneweg. Mr. Rios manages the sourcing, due diligence, pre-development, entitlements, negotiations, and third-party relationships for all of Stoneweg’s development projects. Mr. Rios has over 18 years of experience in construction management and development. Prior to joining the Stoneweg, Mr. Rios served as the Vice President of Real Estate Development for Tampa-based Metropolitan Ministries, where he oversaw the execution of all construction projects for the non-profit organization.

Previously, Mr. Rios held various construction roles with EBI Consulting, Suffolk, and J. Kokolakis, where he specialized in budgeting, construction management, and risk analysis.

He holds a bachelor’s degree in Architecture and two master’s degrees in both Business Administration and Building Construction from the University of Florida.

**Walter Rodríguez Meyer** is a landscape and urban designer, policy advisor, professor at Parsons The New School, and founding Principal of Local Office Landscape & Urban Design (LOCAL) in Brooklyn, NY. He founded the Minority owned firm LOCAL in 2006 after working as the sustainability director at Cooper, Robertson, and Partners.

Operating between urbanism, infrastructure, and ecology - the firm has won awards from across the disciplines of architecture, landscape, public policy, science and art. Walter has been engaged as a lecturer and visiting critic at Harvard University, Yale, Columbia, Penn, MIT, Parsons New School, and Pratt Institute.

LOCAL’s built metrics have helped shape national resiliency policy with three federal administrations, resulting in the White House champions of change award bestowed by President Obama. Currently, Local Office is designing NYC’s first net zero neighborhood in Queens, NY. The firm is also working on resiliency plans for the states of Mississippi and New Jersey.

**Mitch Rosenstein** is a principal and co-founder of Green Mills Group, a full-service real estate development firm focused on affordable housing and community development.

Since the company’s founding in 2011, Green Mills has completed ten new construction affordable housing communities and is currently building three affordable/workforce communities. Total development cost across the firm’s portfolio exceeds $250M and encompasses about 1,200 units of affordable and workforce multifamily housing. Every completed Green Mills development was built on time and on budget, and each received stringent energy efficiency certifications. Since its inception, Green Mills has earned one of Florida’s highest competitive tax credit application award rates.

Mitch earned degrees in Finance and Economics, graduating with high honors from the University of Florida.
SPEAKER BIOS

Salvatore Russo is a recent San Francisco CA transplant to South Florida and has spent the last 25 plus years working in supportive housing; having worked for organizations like Catholic Charities and Mercy Housing. Salvatore has held Senior Leadership roles at Tenderloin Development Corporation as a Director of Property Operations and now at Carrfour Supportive Housing where he is the Vice President of Property Management; throughout his years in the field he has always been open to embrace systems and technology that not only move the work forward on a day to day basis but also allow decision makers to make critical decisions using information that could be relied upon.

Currently Salvatore, VP, with a staff of over 70 employees, oversees an inventory of 2000 units that are either owned and or owned and developed by Carrfour Supportive Housing. Carrfour has properties located as far south as Florida City and Homestead and as far north as Fort Lauderdale, West Palm and most recently Melbourne with the vast majority being in its home-base of Miami.

Taryn Sabia’s, Ed.M., M.Arch, MUCD, fifteen-year career in architecture and urban design is anchored by a passion to involve citizens in actively shaping the built environment. Her diverse background in architecture, urban design, education, and community engagement has provided a deep understanding of the importance of context-based design, mobility, resiliency, and culture of place, and how these elements inform the design of an urban framework. Ms. Sabia is Director of the Florida Center for Community Design and Research (FCCDR) at the University of South Florida’s School of Architecture and Community Design.

As a Research Associate Professor, she teaches graduate courses and studios on urban design policy, climate change and sustainability, urban form, urban transportation systems, and citizen involvement in urbanism. Her research is committed to the merging of design and civics, with focus on climate change adaptation, transit modes and public space. She has extensive experience building partnerships between community members, organizations, and government leaders, Ms. Sabia has served as a Principle Investigator on more than 25 projects and advised numerous elected officials including 39 mayors.

Commissioner Kathryn Starkey is a 38-year resident and active community member of the Tampa Bay Area. She is married to Jay B Starkey III (Trey) and has four children, three grandchildren and one dog. Before becoming a public servant, Kathryn served her community through numerous charitable works and her appointments to various state and local boards by Governor’s Bush, Crist and Scott. She has served on the boards of All Children’s Hospital, The American Red Cross, and the Pasco Education Foundation.

After serving two terms on the Pasco County School Board, Kathryn is now in her third term as a Pasco County Commissioner. Other awards Kathryn has received include 2008-2009 Florida School Board Member of the Year Award, the 2016 Distinguished Manufacturing Service Award from the Upper Tampa Bay Manufacturing Association. She also serves on Tampa Bay Water, Tampa Bay Area Regional Transit Authority, Tampa Bay Transportation Management Area Leadership, Bicycle Pedestrian Advisory Committee, and Pasco County Affordable Housing Advisory Committee.

Jaimie Ross is the President and CEO of the Florida Housing Coalition. Jaimie’s work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. Prior to joining the Florida Housing Coalition as CEO, Jaimie served as the Affordable Housing Director at 1000 Friends of Florida, a statewide nonprofit smart growth organization, from 1991-2015. Prior to her tenure at 1000 Friends of Florida, Jaimie was a land use and real property lawyer representing for profit and nonprofit developers and financial institutions with a law firm in Orlando.

In 1991, she initiated the broad-based coalition that successfully advocated the passage of the William E. Sadowski Affordable Housing Act, providing a dedicated revenue source for affordable housing in Florida. Jaimie continues to facilitate the Sadowski Act Coalition to ensure funding for Florida’s state and local housing programs. She has authored numerous articles on the planning and financing of affordable housing and smart growth tools for producing and preserving affordable housing.
**Ann Vanek-Dasovich** (aka Annie), is a versatile professional with more than twenty years of experience in strategic communications, governmental affairs, project management, and market development for both for-profit and non-profit organizations. Annie has a proud legacy of work on energy and environmental policy and issues that impact working families.

Annie is the COO and is responsible for managing the expansion of SELF into new markets, including developing a contractor base and overseeing loan officers, as well as increasing internal efficiencies to improve the client experience.

Annie received her Bachelor’s degree in Philosophy from the University of Michigan, Ann Arbor, and is a Certified Master Practitioner of Financial Capability. She served on the Board of Directors for the Florida Wildlife Federation for 14 years and lives with her family in Tampa, Florida.

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**Matt Varkony** serves as the National Academies of Sciences, Engineering, and Medicine (NASEM) 2021-2022 Gulf Research Program Science Policy Fellow for the TBRPC. He supports work on the new Resilience and Energy Assessment for Community and Housing (REACH) initiative funded by JPMorgan Chase.

Matt is a doctoral student at the University of Miami’s Rosenstiel School of Marine and Atmospheric Science. As a member of the Environmental Science and Policy department, he researches the social consequences of climate change with a particular focus on acutely vulnerable, lower resourced coastal communities. He has a BS degree in Mathematics and Economics and an MPS degree in Natural Disaster Analysis from the University of Miami.

He is passionate about understanding and mitigating the unique risks vulnerable communities face as a consequence of climate change. His goal is to build community climate resilience in an equitable and sustainable manner.

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**Chris Zambito, CFM**, is the Senior Project Manager for SNC-Lavalin Atkins and has 20+ years of floodplain management, hazard mitigation, and emergency management experience. He is a Past-Chair of the Florida Floodplain Managers Association and been on the executive board for 10 years. Professionally, his responsibilities have included leading projects that blend community planning, public engagement, and reducing hazard exposures. Key examples include hazard mitigation plans for Pinellas and Hillsborough, helping communities reduce flood insurance premiums through the CRS program, and managing regional evacuation studies for the USACE (SC, NC, GA, LA, PR/USVI).

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**Sean Sullivan** leads a team of professional planners and regional thinkers at the Tampa Bay Regional Planning Council, who work throughout the six-county Tampa Bay Region to improve the quality of life for all. He has worked with elected and appointed leaders throughout the region to establish the Tampa Bay Regional Resiliency Coalition, the 18th such initiative of its kind in the United States. Mr. Sullivan has spent over 30 years working in local, regional and federal sectors in the planning, environmental and public transportation fields.

He is the two-time recipient of the Federal Transit Administration Administrator’s Award for his work advancing public transit. Mr. Sullivan earned a Bachelor’s Degree in Political Science from the University of Massachusetts, Lowell and a Master’s in Public Administration from Suffolk University in Boston.
This event is recognized for continuing education credits by our educational partner, the American Planning Association, Florida Chapter, Suncoast Section.

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