



Martin County Housing Solutions Summit

June 22, 2023

Meeting the moment...on the challenge of our times

8:00 am	Networking and Refreshments
8:20 am	Welcome: <i>Nick Blount, Board President, Housing Solutions Council</i>
8:30 am	<p>The Best Transportation Policy is Simply a Good Housing Policy: <i>Jonathan Hopkins, Principal & Founder, Smart Mobility Associates, LLC</i></p> <p>The past 80 years of housing in America has focused on development patterns that guarantee a car is necessary for almost every meaningful trip, that those trips will be filled with congestion, and few people have—or can afford—alternative options. We should do everything we can to change that for our well-being, safety, and economic productivity.</p>
9:00 am	<p>The Roadmap to Solutions: <i>Dr. Ned Murray, AICP, Associate Director FIU Jorge M. Perez Metropolitan Center</i></p> <p>This presentation will provide an understanding on how to determine what is needed through assessments and trends to create strategies for best solutions.</p>
9:30 am	<p>Affordable Housing Legislation Update: Live Local Act (Senate Bill 102) <i>Kody Glazer, Esq., Legal and Policy Director, Florida Housing Coalition</i></p> <p>The 2023 Florida Legislative Session brought us the Live Local Act which contained a variety of policy initiatives aimed at building more affordable homes in Florida. Kody Glazer will provide an overview of the Live Local Act with a particular focus on what it means for the Treasure Coast. Additionally, Kody will explore additional policy efforts that can be undertaken locally to serve the Treasure Coast's workforce and seniors.</p>
10:00 am	Break
10:10 am	<p>Affordable Housing – Basics of Financing: <i>Mitchell Rosenstein, Principal, Green Mills Group</i></p> <p>Low Income Housing Tax Credits (LIHTC) or “The Housing Credit” program, is an essential component of affordable housing development and preservation. In Florida, LIHTC is the largest source of funding for affordable rental development. Estimated proceeds from the FY 2023 allocation totals \$500 million. This presentation will touch on how the financing works, Florida’s Housing process, examples of completed developments, and other important elements.</p>
11:00 am	<p>St. Lucie County’s Pathway to Housing Solutions: <i>Jennifer Hance, Housing Division Manager, St. Lucie County</i></p> <p>With the cost of housing affecting everything from economic development to the displacement of seniors; solutions to the housing crisis are on the mind of most local governments. This presentation will provide an overview of St. Lucie County’s partnership with an affordable housing developer, as well as the process of undertaking a housing needs assessment and creation of a strategic plan.</p>
11:20 am	<p>Public Question and Answer Panel</p> <p>Moderator: <i>Missi Campbell, Palm City Chamber of Commerce</i> <i>Dr. Ned Murray, FIU Jorge M. Perez Metropolitan Center</i> <i>Mitchell Rosenstein, Green Mills Group</i> <i>Jennifer Hance, St. Lucie County</i> <i>Madeleine Bozone-Greenwood, Housing Solutions Council</i></p>
11:55 am	Closing Remarks <i>Thomas J. Lanahan, Executive Director, TCRPC & Board Vice President, Housing Solutions Council</i>



Jonathan Hopkins founded Smart Mobility Associates to empower thriving communities to grow without degrading travel and quality of life. Jonathan's work has helped America's fastest growing places add jobs while simultaneously reducing traffic. Jonathan has previously served in operational and policy roles at Uber, Lime, Commute Seattle and Brightline. He now leads an independent consultancy focused on enabling smarter community growth and transportation systems development through improved public-private collaboration. Jonathan has degrees from Georgetown and the US Military Academy at West Point and served in the US Army in both Iraq and Afghanistan, where he was awarded a Bronze Star with V device for Valor. A Washington State native, Jonathan is based in Miami.



Dr. Ned Murray, AICP, is the Associate Director of the Jorge M. Perez Metropolitan Center at Florida International University (FIU). Dr. Murray has over 30 years of professional and academic experience in city planning, housing, and economic development. He holds a Ph.D. in Urban and Regional Planning from the University of Massachusetts at Amherst and is a professionally certified planner with the American Planning Association. Dr. Murray is a leading expert in the area of economic and housing market analysis. He has authored many of the landmark housing affordability studies completed in South Florida in the past fifteen years, including the leading studies for Palm Beach, Broward, Miami-Dade, and Monroe Counties. He has recently served as the Principal Investigator on the 2022 *Broward County Affordable Housing Needs Assessment*, 2021 *Palm Beach County Affordable Housing Needs Assessment*, and *City of Miami Affordable Housing Master Plan*. Dr. Murray is currently completing the *Broward County Affordable Housing Master Plan*, the first in the State.



Kody Glazer, Esq. is Legal and Policy Director of the Florida Housing Coalition with expertise in land use, affordable housing planning and development, and policy implementation. Kody provides technical assistance to local governments and community-based organizations on regulatory reform for affordable housing, community land trusts, fair housing, and the connections between law and policy as it relates to housing. As Policy Director, Kody leads the Sadowski Affiliates - a statewide network of housing advocates - and provides education and advocacy resources for state and local housing initiatives. Kody graduated Magna Cum Laude from the Florida State University College of Law, where he was a member of the Florida State University Law Review and the Journal of Land Use & Environmental Law.



Mitchell 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 eleven new construction affordable housing communities and is currently developing five more. Total development cost across the firm's portfolio exceeds \$340M and encompasses about 1,400 units of affordable and workforce multifamily housing. Since its inception, Green Mills has one of Florida's highest competitive tax credit application award rates. Mitch was appointed to the Affordable Housing Advisory Committees for both the City of Fort Lauderdale and Broward County, which he chaired. Mitch earned degrees in Finance and Economics from the University of Florida, graduating with high honors. He lives in Delray Beach with his wife, sons, and sheepdogs.



Jennifer Hance is currently leading St. Lucie County's efforts to develop a housing needs assessment and strategic implementation plan. Her extensive knowledge of grant administration, local government operations, and program and project development was instrumental in the County's ability to provide over \$18 million in emergency relief to residents during the pandemic. Additionally, she has overseen the partnership between the County and Blue Sky Communities to produce 164 affordable rental units. Serving the public and her community is something Jennifer considers a great privilege. Jennifer lives in Port Saint Lucie with her husband of 18 years and two children. Her hobbies include reading, hiking, music, theatre, and hosting family gatherings.

Reality Check Quiz

_____ percent of families in Martin County are part of the ALICE population (Asset Limited Income Constrained Employed). That means they are working full-time but are only one emergency away from homelessness.

Our average renter wage in Florida is \$____ per hour but needs to be \$ _____ per hour for a single income earner with no children and \$_____ per hour for a single income earner with one child and \$_____ per hour for a single income earner with two children to afford housing in our community.

For the majority of our workforce in the low to moderate household income, 50 percent of their pay goes to paying rent or mortgage. For housing to be considered affordable no more than _____ percent of their household income should cover rent, taxes and utilities.

_____ children were registered as homeless in Martin County with the Martin County School District in 2022. *We know that this represents only a third of the actual number of children experiencing homelessness.*

*Most people rent an apartment or home while they save for home ownership or if they are fortunate enough, live with family. In order to do so, there must be housing available to them that is attainable at their current income. What do you think the average cost is for the following necessities in Martin County?

Average Annual Cost of Childcare per child _____

Average Annual Cost of Healthcare per child _____

Average Monthly Cost for Two Bedroom Rental _____

Average Annual Cost for Transportation _____

Typical annual salaries for various professions in Martin County:

Healthcare Support \$32,657

Food Prep & Servers \$27,519

Office & Administrative Support \$40,882

Education, Training & Library \$53,936



*A special Thank You from your
hosts for your participation!
Share what you learned today
with the community.*

