



**Town of Hilton Head Island
Public Planning Committee**
**AFFORDABLE WORKFORCE HOUSING
WORKSHOP**

Wednesday, February 28, 2018 – 3:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

1. Call to Order

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Agenda

4. Affordable Workforce Housing

Welcoming Remarks:

David Bennett, *Mayor of Hilton Head Island*

Introduction:

Shawn Colin, *Deputy Director, Community Development Department*

Presentations by Panelists:

Mike Kosdrosky, *Executive Director, Aspen/Pitkin County Housing Authority*

Jason Peasley, *Executive Director, Yampa Valley Housing Authority*

Evelyn Dobson, *Chief Executive Officer, Delray Beach Community Land*

Trust, Inc. and Ferline Mesidort, *Neighborhood Services Administrator, City of Delray Beach*

Paul D'Angelo, *Housing Development Specialist, City of Asheville*

Josh Martin, *Senior Advisor to the Mayor, City of Charleston*

General Discussion and Questions from Town Council to Panelists

Public Comments

Closing Remarks

5. Adjournment

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.



**Mike Kosdrosky, Executive Director;
Aspen/Pitkin Housing Authority**

Mike oversees the largest and oldest mountain resort affordable housing program in North America relative to population with an estimated market value of over \$3 billion.

Mike believes the concept of value innovation applies to his work with APCHA as much as it does to executives at Amazon, Apple, and Tesla. Creating taxpayer value through innovation and continuous improvement is fundamental to transforming organizations, particularly in government. From this perspective, Mike is working to modernize APCHA's policies, processes, and real property assets, including creating one of the most sophisticated Housing Information Management Systems to track, monitor, report, and manage APCHA's 3,000 unit deed restricted inventory.

Mike has over twenty-years' experience in public policy, public administration, economic development, and private consulting. Mike's passion is for local government, but has also worked on public policy at the federal and state levels, including serving for four years as a business/economic development adviser to the Governor of Ohio.

Mike received his undergraduate degrees in political science and economics from Ashland University in Ashland, Ohio, and his Masters in Public Administration (MPA) from the University of Colorado Denver's School of Public Affairs. He also serves on the Legislative Committee for Housing Colorado and as a Board Director for Club 20, the largest advocacy group representing the policy interests of Western Colorado communities and industries.

Mike is originally from Cleveland, Ohio, but now lives in Basalt, Colorado, with his wife, Jill, an executive with Bank of America's Mortgage Division.



**Jason Peasley, Executive Director;
Yampa Valley Housing Authority**

Jason has been focused on community development beginning with County and City Planning throughout his career. As a Planner, he focused on developing regulatory frameworks and community visioning documents. Now as

a Housing Director, he has been focused on the management and development of affordable and attainable workforce housing through public/private partnerships.

Jason believes affordable and attainable housing is an essential element of robust communities. He has a broad base of experience leading teams in overcoming significant housing development challenges and believes those challenges can be overcome by establishing common goals, enabling stakeholder collaboration and empowering a group of skilled team members.

Jason earned his Bachelor's Degree from Michigan State University in City/Urban, Community and Regional Planning.



**Evelyn S. Dobson, Chief Executive Director;
Delray Beach Community Land Trust**

She is a Founding member of the Delray Beach Community Land Trust and served in 2004/2005 as a CRA Commissioner during its start-up. As Chief Executive Officer of the organization since May of 2009 she answers directly to a board of twelve members, supervises a staff of 3 full-time employees and manages assets of more than \$6,000,000.00.

Her position encompasses a broad range of functions. She oversees all day-to-day operations; homeownership program, property management, implements organizational policies and procedures and ensures compliance, plan and supervise housing development projects, manage contractual agreements, and meticulously works with local governmental agencies, partners, affiliates and community members.

Her professional career includes eleven (11) years with the DBCLT, eighteen (18) years of property management, four (4) years of for profit housing development, and eight (8) years of banking.



Ferline F. Mesidort, Neighborhood Services

Administrator; City of Delray Beach

Ferline F. Mesidort, Neighborhood Services Administrator, supervises and provides overall project management for the Neighborhood Services Division. She has over seventeen (17) years of experience working with the City of Delray Beach. She manages the implementation of community and economic development activities. She is responsible for the overall coordination and management of neighborhood outreach initiatives; creating partnerships and services directed at creating and sustaining quality neighborhoods.

She serves as the primary point of contact for Local, State and Federal programs in Delray Beach. Oversees real estate activities pertaining to City's NSP properties, including purchasing properties, determining and selling surplus properties, showing properties, determining the value for real estate transactions and negotiations. Mrs. Mesidort manages an average of grants ranging from \$100,000 to \$3 million for the delivery of housing and economic development. Ensuring work performance compliance to applicable Federal, State, and City regulations i.e., Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP), State Housing Initiatives Partnership (SHIP), Residential Construction Mitigation Program (RCMP), Community Redevelopment Agency grants among others.

We've created collaborative partnerships to provide affordable housing and monitor the City's workforce housing ordinance. She oversees and collaborates in a broad range of program areas and functions requiring the application of sound management and business acumen tied to the theories, dynamics and factors underlying the local economic community.



**Paul D'Angelo, Housing Development Specialist;
City of Asheville**

Paul D'Angelo is the new Housing Development Specialist with the City of Asheville. With a Housing Trust Fund, Grant Incentives, focused Housing Committees and a recently passed Public Bond Referendum for \$25 Million Dollars to build and maintain affordable housing voted on

by the Asheville Community, the City of Asheville hired Paul to match these tools with developers, bankers, non-profits and all interested parties to achieve the goal of more affordable housing.

Previously, Paul worked with Tribute Companies as their Director of Affordable Housing and Special Projects. During his two years with the company, Paul helped add affordable housing where up to 20% of new units built will be dedicated to individuals and families making 80% of the Area Median Income (AMI) in new multi-family community developments.

Paul also spent 5 years working with the Wilmington Housing Authority as their Planning Manager and leader of the SouthSide Choice Neighborhoods Initiative, a HUD Program which transforms distressed communities with public and assisted housing into viable and sustainable mixed-income neighborhoods of opportunity. Areas of importance in the revitalization effort include job training and employment, economic development, investment, affordable housing, infrastructure, safety, parks and recreation, income opportunity, access to healthy foods, and placemaking.

Paul was also a Small Business Owner in Downtown Wilmington, a Hospitality Professional and an Associate Producer at CNN.

In addition to the above, Paul was very involved in the Wilmington community as the Chair of the Cape Fear Housing Coalition, a member of the Tri-County Homeless Interagency Council (TRI-HIC), and a Board Member of Feast Down East. As Chair of the Cape Fear Housing Coalition for nearly 4 years, Paul helped bring the topic of Affordable Housing into a wider public realm, created the Affordable Housing Street Sheet in Partnership with UNCW, developed the Solution Series showcasing efforts from across the country to solve our affordable housing crisis, and executed a new home tour in the region ... The Real Households of New Hanover County, showcasing local affordable homes and the partnerships and organizations that helped create and maintain them, as well as the family and community members that live there.

Paul received his Bachelor of Science in Finance from the University of Delaware with a minor in Management Information Systems (MIS), a Bachelor of Arts in Film and Video with a minor in Journalism from Georgia State University, and his Masters in Public Administration from the University of North Carolina Wilmington with a focus on Urban Planning and Preservation.

Paul's background in public service and outreach, combined with his private sector experience as a small business owner and development professional and leadership

with non-profits, provide him with a unique set of skills that are necessary to understand and communicate the varying needs of a community from both sides of the aisle and lead strategic initiatives. In his free time, Paul enjoys traveling, health and fitness, photography, and writing. He was a resident of Wilmington, NC, for over 13 years.



**Josh Martin, Senior Advisor to the Mayor;
City of Charleston**

Named as one of the top 30 young professional urban planners in 2009 by Next American City, Josh Martin possesses over sixteen (16) years of public, private, and non-profit sector urban planning and real estate development management experience.

Josh has managed numerous strategic real estate development projects including complex mixed-use urban infill projects; development feasibility and financial studies; and retail and commercial schemes. Currently, as Senior Advisor to Mayor John Tecklenburg on the Built Environment for the City of Charleston, SC, Josh operates within the realms of urban planning, urban design, community outreach, and placemaking.

Over seven years of his experience involved management level public sector experience including roles as the Town of Bluffton Senior Planner, Community Development Director, Town Manager, and the City of Charleston Director of Planning, Preservation, and Economic Innovation under the immediate direction of Mayor Joseph P. Riley, Jr. Prior to his current position, Josh managed the US operations of a global urban planning and real estate development consultancy in Washington, DC.

Professionally, Josh has been active in the Urban Land Institute, American Planning Association, Congress for the New Urbanism, and the Seaside Institute.