

# Meet the Florida Housing Coalition Team

The Florida Housing Coalition Covers the Entire State of Florida with Offices Now Located in the Panhandle, Northeast Florida, Central Florida, Southwest Florida, and Southeast Florida.

The Florida Housing Coalition is based in Tallahassee and offices throughout Florida. Our technical assistance team consists of a highly skilled and geographically dispersed network of professional staff providing technical assistance in all areas of affordable housing planning, finance, and development. Our professional technical assistance team also includes the expertise of our 25-member Board of Directors. Our team is one of the largest and most accomplished statewide providers of training and technical assistance in the nation.



**AIDA ANDUJAR** provides training and technical assistance nationally under Neighborhood Stabilization Program, the HOME Investment Partnership Program and the Community Development Block Grant Program including workshops, clinics, onsite and offsite technical assistance and training through federal and fee-for-service contracts. Aida provides training and technical assistance under the Catalyst contract with the Florida Housing Finance Corp. including workshop development, on-site and off-site technical assistance and training and responding to calls on the technical assistance line. Aida has more than 29 years of experience and training in the area of affordable housing, including 25 years of responsibility for administration and implementation of state, Federal and local housing grants awarded to local governments. She speaks and writes fluent Spanish. She is a licensed Realtor and holds a Master's degree in Public Administration from Florida International University.



**CARTER BURTON** has 15 years of experience administering HUD housing and community development programs, specifically the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Carter is a former CDBG Program Manager for the Arizona Department of Housing and former Grant Administrator for the State of New York Small Cities program. Carter specializes in HUD Consolidated Planning and has developed numerous Consolidated Plans, Annual Action Plans, Analysis of Impediments to Fair Housing, and Consolidated Annual Performance and Evaluation Reports for Entitlements throughout Arizona, California, Connecticut, Florida, Georgia, New York, and Texas. Prior to joining the Florida Housing Coalition Carter worked for two State agencies,

then transitioned to consulting for local Entitlements and non-profit organizations.



**MICHAEL CHANEY** Is a Technical Advisor for the Florida Housing Coalition. He has 21 years of experience providing technical assistance to local government, nonprofit housing professionals, and consumers throughout Florida. Chaney offers training and technical assistance to the advisors implementing Florida's Hardest Hit foreclosure prevention program. He also serves as a trainer for the Coalition's Housing Workshops, where his focus includes monitoring nonprofit sponsors, enhancing rehabilitation strategies, and general housing program administration. Michael is certified by NeighborWorks for both Homebuyer Counseling and Foreclosure Prevention and served as a Neighborworks instructor for Florida-based 5 day certification trainings for housing counselors. He has written several articles for the Coalition's journal on topics related to foreclosure prevention, SHIP and housing for people with disabilities. Mr. Chaney holds a Bachelor's degree from Loyola University in New Orleans and a Masters of Social Work Administration from Florida State University, where he has served as an adjunct faculty member of the housing department.



**GLADYS COOK** assists nonprofit housing and community development organizations along with local governments in program design, finance, development, and management of single and multifamily and permanent supportive housing. She provides training and technical assistance for programs funded by the Florida Housing Finance Corporation including the Predevelopment Loan Program, SHIP, HOME and SAIL. She provides expertise in housing incentive strategies

including community land trusts, land banking, and inclusionary zoning. Ms. Cook is a team member for the Coalition's Tampa-Hillsborough Assessment of Fair Housing. She is heading up the Coalition's Solar for the Sunshine State initiative to provide low and moderate income residents the opportunity to power their homes with solar energy.

Ms. Cook developed innovative housing models independent supported living and intentional communities for people with developmental disabilities. She provides training on the finance and development of permanent supportive housing. Ms. Cook provides the tools for the implementation of affordable housing programs and compliance systems that includes policies, procedures and protocols, document templates, quality controls and reporting.

Ms. Cook has worked on CDBG DR funded disaster recovery programs for hurricanes in Florida and Super Storm Sandy in New York. She developed procedures and protocols used to guide the case management and quality control functions for the \$80 million New York Rising Acquisition for Redevelopment program for the Governor's Office of Storm Recovery. Ms. Cook drafted standard operating procedures and FAQ's for the Acquisition, Repair, Rebuild, and Reimbursement services for the \$640 million New York City Build It Back program. Ms. Cook holds a Master's degree in Urban Planning from Florida State University. She is a HUD Certified HOME Regulations Specialist.



**PAM DAVIS** is the Administrative Assistant/Workshop Coordinator for the Florida Housing Coalition. She oversees the day-to-day administrative operations at the Tallahassee office, which includes answering phones, distributing mail, updating and renewing memberships. Davis also assists the Technical Advisors staff in the coordination and planning of workshops. With years of experience creating memorable meeting and event moments, Davis focuses on all aspects of meeting and event management. Including planning, site selection, negotiation, contracting, choosing menus, running registration, reservations, database, attendee management, financial/budget management, travel arrangements, entertainment, speakers, audio visual equipment and on site services.



**ASHON NESBITT** comes to the Florida Housing Coalition with experience in local government, asset management, underwriting and development. Prior to joining Florida Housing Coalition, Ashon was Project Manager for an affordable multifamily developer in Tampa, managing projects at various levels for a total of nearly \$90 million invested, with an emphasis on acquisition and rehabilitation in partnership with nonprofit organizations. Ashon also served as an Asset Manager and Underwriter for a prominent syndicator of low income housing tax credits, with duties focused on investor yield maintenance,

**The Florida Housing Coalition has a deep bench of housing professionals strategically located throughout Florida.**

**PANHANDLE**

Michael Chaney  
Jaimie Ross

**NORTHEAST FLORIDA**

Amanda Rosado

**CENTRAL FLORIDA**

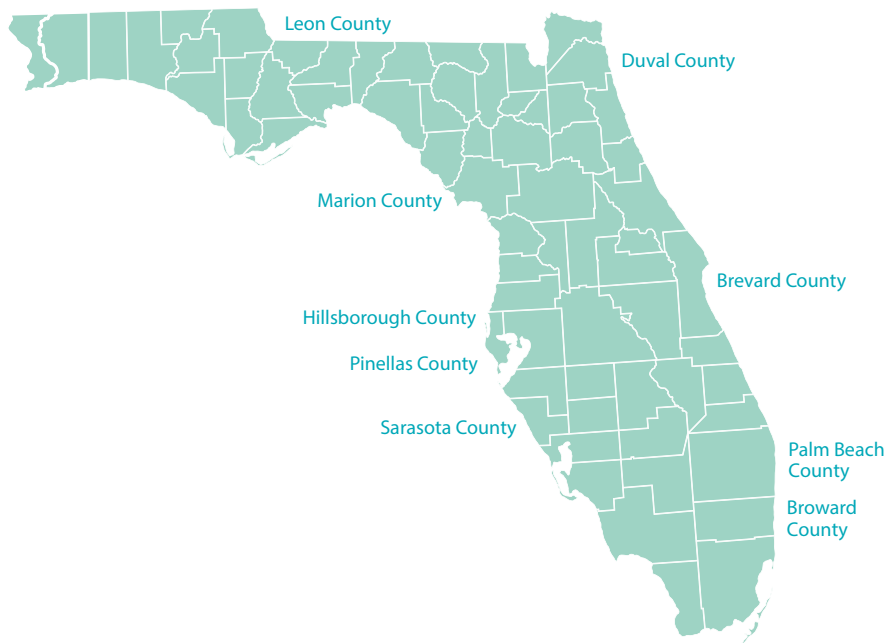
Carter Burton

**SOUTHWEST FLORIDA**

Gladys Cook  
Ashon Nebitt  
Benjamin Toro-Spears  
Susan Pourciau  
Eric Weiner

**SOUTHEAST FLORIDA**

Aida Andujar  
Kimberly Spence



tax credit delivery and program compliance. Additionally, Ashon has local government experience, serving two years as Assistant Housing Programs Manager for Alachua County, where he managed the county's SHIP Down Payment Assistance Program, CDBG Home Rehabilitation program and conducted Homebuyer Education classes. Ashon has Master's Degrees in Urban and Regional Planning and Real Estate from the University of Florida, and a Bachelor of Science in Architectural Studies degree from Florida A&M University.



**SUSAN POURCIAU** is the Director of Homeless Training and Technical Assistance for the Florida Housing Coalition, where she also serves as Chief Operating Officer. Susan's areas of expertise include the work of ending homelessness, systems change, and nonprofit capacity building. Her specific focus areas in the homelessness arena include housing first and rapid rehousing, Continuum of Care (CoC) governance, homeless system design, data-driven management, and funding streams to end homelessness. In terms of capacity building, she has expertise in financial management, governance, leadership, grant writing, and collaboration.

Dr. Pourciau works across sectors in the community, bringing together local government, philanthropy, the private sector, nonprofits, and housing developers to create comprehensive solutions to homelessness. Prior to joining the Florida Housing Coalition, Dr. Pourciau was the Executive Director of several human services nonprofit organizations and was on the faculty of Florida State University. Susan has a doctorate in Accounting and a law degree from Duke University.



**JUDITH REYMOND** is the Instructional Designer for the Florida Housing Coalition. Her duties include providing support to team members in the design, development and implementation of courses, workshops and webinars. Her responsibilities also

include curriculum development, presentation consulting and support, and webinar backup. Judith holds a Master's degree from Florida State University. She has been an adjunct faculty member at Loyola University Chicago and National-Lewis University, also in Chicago. Her professional focus has been the use of technology-enhanced instruction, and her professional interests include motivational design and the use of simulations and games in education and training. Judith's organizing

philosophy is built around her belief in the transformative power of teaching and learning.



**AMANDA ROSADO** holds a master's degree in Social Work with a focus on organizations and communities from the University of South Carolina. For the past ten years, she has worked with individuals and families experiencing chronic

homelessness in various settings including a drop in center, emergency shelter, HIV clinic, and permanent supportive housing programs. In 2010, she assisted in piloting Columbia, South Carolina's first housing first program for chronically homeless individuals, families, and persons living with HIV/AIDS. Her most recent position was with a managing entity in Northeast Florida. In that role, she worked to provide housing as an effective healthcare intervention for consumers within the substance abuse and mental health system. As a strong advocate for housing first and recovery oriented systems of care, she is passionate about utilizing evidence based practices and providing effective interventions to work with some of the most vulnerable populations.



**JAMIE ROSS** is the President and CEO of the Florida Housing Coalition. Prior to joining the Florida Housing Coalition as CEO, Ms. Ross 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, Ross 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, Ross 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. She continues to facilitate the Sadowski Act Coalition to ensure funding for Florida's state and local housing programs. Her work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. She has authored numerous articles on the planning and financing of affordable housing and smart growth tools for producing and preserving affordable housing. With funding from the Rockefeller Foundation, Ross produced "Creating Inclusive Communities", a macro-media flash presentation on best practices for inclusionary housing programs. She founded the Florida Community Land Trust Institute in January, 2000.

Nationally, Ross serves on the Boards of Grounded Solutions Network and the Innovative Housing Institute. She is a nationally recognized expert in avoiding and overcoming the NIMBY syndrome. Ross is past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar, and a former Fannie Mae Foundation James A. Johnson Community Fellow.



**KIMBERLY SPENCE** is a training and technical assistance provider with 10 years of experience administering local planning, housing, and community development programs and providing consulting services with a focus on data collection and analysis

for preparation of Consolidated Plans, Annual Action Plans, and Analyses of Impediments to Fair Housing. Prior to joining the Florida Housing Coalition, Spence worked for one local government in Florida and two private consulting firms. Spence specializes in collecting and interpreting social, economic, and physical data; preparing Consolidated Plans, Annual Action Plans, and Analyses of Impediments; development of policies and procedures, setting up tracking and reporting program progress in IDIS, and grant monitoring. She is also experienced in developing policies and procedures, monitoring recipients of federal funding to ensure program compliance, and providing technical assistance to local governments. Spence is a certified Economic Development Finance Professional, a certified Community Real Estate Developer, and holds a Master's degree in Urban and Regional Planning from Florida Atlantic University.



**BENJAMIN TORO-SPEARS** is a technical advisor with an extensive background in affordable housing and community development, real estate finance, and data management. Toro-Spears has experience in facilitating strategic planning sessions,

managing databases on real estate investments, conducting geospatial analyses, financial management, and assessing the impacts of housing and community development activities. As a Technical Advisor, Toro-Spears provides training to local governments, nonprofit housing developers, and their partners on compliance with affordable housing program regulations, financial and data management, and best practices for organizational management. Toro-Spears also prepares maps and spatial analyses using GIS, and assists with data collection and statistical analysis for the Coalition's policy documents and housing needs assessments for clients.

In his tenure at Enterprise, as an Impact Assessment Fellow, Toro-Spears assessed the impact of Enterprise Community Loan Fund projects and contributed to an index used to evaluate Communities of Opportunity across the nation. As an Information Analyst, Toro-Spears provided technical assistance to public and private clients, conducted company-wide strategic planning sessions, managed a database of over \$35 billion in corporate real estate investments, prepared impact case studies on corporate real estate projects, conducted geospatial analyses, and developed and managed an impact measurement database.



**ERIC WEINER** has over 20 years of affordable housing experience in the areas of development, asset management, and underwriting. Prior to joining the Florida Housing Coalition, he was Administrator of Multifamily Loan Programs for the Texas

Department of Community Affairs (TDHCA). During his tenure as a TDCHA Administrator, Eric created a new \$24 million direct loan program to assist developers in high cost areas, special needs providers, and owners of aging rural properties in need of rehabilitation. He has also served in executive level positions for mission-based and for profit affordable housing developers where he successfully applied for tax credits, tax exempt bonds, subsidized loans, and grants. Eric has spoken at numerous conferences as well as served on local planning boards, economic development councils, and affordable housing advisory committees in Florida and Texas. Eric has an MBA from the University of Southern California and is a Certified Property Manager (CPM), and Certified HOME Specialist.



**JOHNITTA WELLS** is the Conference and Communications Manager at the Florida Housing Coalition. Her primary responsibilities include coordinating the logistics for the Coalition's annual conference, assisting affordable housing

advocates with the tools needed to advocate for affordable housing through the Sadowski Affiliates, and handle the Coalition's website. Prior to joining the Coalition, Wells served as communications coordinator with the Florida Chamber of Commerce and editor at Florida A&M University. She brings a wealth of experience in public relations, marketing and publications. She holds a bachelor's degree in public relations from Florida A&M University. **HNN**