

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

BOARD APPOINTMENT SUMMARY

Meeting Date: July 22, 2008
Department: Housing and Community Development
Advisory Board: Commission on Affordable

Motion and Title: Staff recommends motion to adopt: a Resolution appointing members to the Commission on Affordable Housing (CAH) for a term of three (3) years beginning on July 22, 2008 through July 21, 2011.

<u>Nominee/ Appointment</u>	<u>Area of Representation</u>	<u>Nominated By</u>
Suzanne Cabrera	Representing Employees	Comm. Jeff Koons
Wendy Tippet	Not-for-Profit Provider of Affordable Housing	Comm. Jeff Koons
Patrick J. McNamara	Representing Essential Service Personnel	Comm. Jeff Koons
Joseph Grey	Advocate for Low Income Persons	Comm. Mary McCarty
Paula Ryan	Member of Local Planning Agency	Comm. Jeff Koons Comm. Mary McCarty
Vince Larkin	Representing Fair Housing	Comm. Jeff Koons Comm. Mary McCarty
Thomas Hinnars	For-Profit Provider of Affordable Housing	Comm. Jeff Koons Comm. Mary McCarty

Appoint One:

Christine Oberlink	Resides within Jurisdiction	Comm. Jeff Koons Comm. Mary McCarty
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OR

Christopher Plummer	Resides within Jurisdiction	Comm. Addie Greene
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SUMMARY: The Commission on Affordable Housing consists of thirteen (13) members nominated by the Board of County Commissioners. All must be residents of Palm Beach County. The Commission on Affordable Housing members serve three (3) year terms. The primary objective of the Commission on Affordable Housing is to make program and funding recommendations to the BCC for its Local Housing Assistance Plan (LHAP). Countywide (TKF)

Background and Justification: Continued on Page Two

Attachments:

- Resolution
- Board Appointment Information Forms

Recommended by: Sharon O'Leary for 7/16/08
Department Director Date

Legal Sufficiency: John C. [Signature]
Assistant County Attorney Date 7/16/08

Background and Justification: On July 1, 2007, HB 1375 which addressed Affordable Housing became effective. A component of this Legislation modified the composition of the Board of County Commissioners' Commission on Affordable Housing (CAH). Currently, the CAH is comprised of nine (9) at-large members. The new Legislation expands the CAH to eleven (11) members, eliminates four (4) of the existing positions and creates six (6) new positions. The BCC will consider the new CAH membership composition on the July 22, 2008 under Public Hearings. The Palm Beach County Affordable Housing Ordinance requires that each member serve a term of three (3) years. Appointments to the Commission on Affordable Housing must be adopted by Resolution.

RESOLUTION NO. 2008-_____

**A RESOLUTION APPOINTING MEMBERS TO THE
COMMISSION ON AFFORDABLE HOUSING (CAH) FOR A
TERM OF THREE (3) YEARS BEGINNING ON JULY 22,
2008 THROUGH JULY 21, 2011.**

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act on July 7, 1992, that allocates a portion of new and existing documentary stamp taxes on deeds to local governments for development and maintenance of affordable housing; and

WHEREAS, the William E. Sadowski Act creates the State Housing Initiative Partnership Program which requires the establishment of an Affordable Housing Advisory Committee and requires appointments to be made by a resolution; and

WHEREAS, the Palm Beach County Affordable Housing Ordinance 93-8 (as amended) adopted on May 18, 1993 establishes the Commission on Affordable Housing, as the Affordable Housing Advisory Committee and the terms of membership.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:**

Section I: Appointments

The individuals as described below shall serve as a member of the Commission on Affordable Housing Advisory Committee:

1. Representative Representing Employees – Suzanne Cabrera
2. Representative for Not-for-Profit Provider of Affordable Housing –
Wendy Tippet
3. Representative for Essential Service Personnel – Patrick J. McNamara
4. Representative for Advocate for Low-Income Persons – Joseph Grey
5. Representative for Member of Local Planning Agency – Paula Ryan
6. Representative for Fair Housing – Vince Larkin
7. Representative for For-Profit Provider of Affordable Housing –
Thomas Hinnars
8. Representative Residing within the Jurisdiction – Christine Oberlink or

5. Representative for Member of Local Planning Agency – Paula Ryan
6. Representative for Fair Housing – Vince Larkin
7. Representative for For-Profit Provider of Affordable Housing –
Thomas Hinnars
8. Representative Residing within the Jurisdiction – Christine Oberlink or
Christopher Plummer

Section II: Duration of Terms

Appointments to the Commission on Affordable Housing Advisory Committee shall be for a period of three (3) years.

Section III: Effective Date

This Resolution shall become effective upon the voted of the Palm Beach County Board of County Commissioners.

The foregoing Resolution was offered by:

Commissioner: _____, and seconded by

Commissioner: _____, and upon being put to a vote,

the vote was as follows:

District 7	ADDIE L. GREENE – CHAIRPERSON - _____
District 2	JOHN F. KOONS – VICE-CHAIR - _____
District 1	KAREN MARCUS - _____
District 3	ROBERT J. KANJIAN - _____
District 4	MARY McCARTY - _____
District 5	BURT AARONSON - _____
District 6	JESS R. SANTAMARIA - _____

The Chairperson thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2008.

Attest:
Sharon R. Bock, Clerk and Comptroller

Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



County Attorney

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing

☒ At Large Appointment or ☐ District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Representing Employees Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

☐ **Reappointment or ☒ New Appointment

or ☐ to complete the term of

due to: ☐ resignation ☐ other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Suzanne Cabrera

Occupation/Affiliation: President & CEO

Business Name: Housing Leadership Council of PBC, Inc.

Business Address: 700 S. Dixie Highway, Suite 1076

City & State: West Palm Beach, Florida

Zip Code: 33401

Residence Address: N/A

City & State: N/A Zip Code: N/A

Home Phone: N/A Business Phone: 561-653-4107

Cell No.: 561-779-5244 Fax No.: N/A

E-Mail Address: N/A

Mailing Address preference: ☒ Business Address ☐ Residence Other or ☐ Other:

Minority Identification Code:

☐ IF (American Indian Female)

☐ IM (American Indian Male)

☐ AF (Asian Female)

☐ AM (Asian Male)

☐ BF (Black Female)

☐ BM (Black Male)

☐ HF (Hispanic Female)

☐ HM (Hispanic Male)

☒ WF (White Female)

☐ WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

*When a person is being considered for re-appointment, the number and nature of previously disclosed voting conflicts shall be considered by the Board of County Commissioners.

 Number of previously disclosed voting conflicts.

Signature

brdappinfo.1001.

JUL 10 2008

*Citizen who
represents
employees*

SUZANNE CABRERA, CFRE
Housing Leadership Council
700 S Dixie Highway, Suite 107b, West Palm Beach FL 33401
Phone 561.653.4107 Mobile 561.779.5244

EXPERIENCE

Housing Leadership Council of Palm Beach County, Inc.

President & CEO

1/07- present

The primary goal of the Housing Leadership Council of Palm Beach County is to increase the availability of housing in Palm Beach County for workers at all income levels. Despite the recent decrease in the prices of housing in Palm Beach County, there is still a severe lack of housing that is affordable to much of Palm Beach County's current and future workforce.

- Responsible for administration of new agency including community branding and awareness; creation of Education, Public Policy and Finance Committees and the recruitment and cultivation of Board members.
- Strategize and commissioned through Florida International University to create an affordable housing study for Palm Beach County that captures the need and progress.
- Planned and produced seminars (Affordable Housing) and workshops (Rental Housing) to disseminate workforce housing information throughout Palm Beach and Martin Counties.
- Created education venues (housing fairs and workshops) for first time homebuyers and homeowners in financial crisis to preserve the existing workforce housing and create additional housing opportunities

The Lord's Place, Inc.

5/96 - 1/07

Executive Director

Responsible for administration of agency with approximately \$3 million budget and 43 employees. The agency serves homeless families and individuals through a variety of programs including: three residential facilities; Cafe Joshua - a "reservation only" restaurant for the homeless that provides meals and social services; Operation Jump Start (a program for chronically homeless), and a thrift store. Major accomplishments include:

- Revitalization of the agency's fundraising efforts. Grew Fundraising goal from \$350,000 in 1996 to \$2.7 million
- Managed \$3 million in Endowed Funds and \$9 million in Total Assets
- Computerized all donor records. Grew data base from 2,500 to over 13,000 since 1996
- Conducted two successful Capital Campaigns - \$3 million to fund a new building construction, \$2.5 million for building purchase.
- Implemented a highly successful Direct Mail effort
- Wrote over \$1,000,000 in renewable federal, state and local grants in 2006 (from under \$100,000 in 1996)
- Grew Operational Programs from 3 to 10; served over 2,000 individuals annually up from 200 in 1996
- The Lord's Place programs have been documented as *Best Practices* for their innovative service delivery models
- Created a Human Resources Program with emphasis on Staff Motivation, Staff Recognition, and Safety Awareness/Incentives programs, resulting in improved Employee Retention (our turnover rate is half the national average for our industry and sector) and Operating Cost Reductions

Hibiscus Children's Center, Inc.

6/92 - 5/96

Executive Director

Responsible for administration of four major programs, 48 staff members and a total budget of over \$1.4 million including: a 24-bed emergency shelter for abused and neglected children; an advocacy program; a family preservation outreach program; and a Crisis Nursery respite program. Major accomplishments included:

- Revised and enhanced the agency's fundraising efforts
- Increased fundraising capability from \$250,000 (when agency struggled to meet payroll) to \$1.4 million
- Developed Donor Clubs, Special Events, and formed an Auxiliary
- Wrote over \$600,000 in annually Renewable Grants
- Developed a successful Direct Mail campaign and a Capital Campaign (which raised over \$2 million for facility expansion)
- Worked with the board of directors to develop proper bylaws, committee structure (which included 10 standing committees), and a mechanism to appoint taskforces and ad hoc committees. Created an advisory board for retiring board members

American Cancer Society

10/85 - 5/96

Received 5 promotions in my 7 years with this organization. Highlights are listed below.

District Deputy Executive Director 1/92 - 6/92

Director of Special Events, Florida Division 6/89 - 1/92

Development Director, Palm Beach 10/87 - 6/89

Special Projects Coordinator, N.Y. Division 10/86 - 10/87

Executive Director, St. Lawrence County, N.Y. Division 4/85 - 10/86

EDUCATION

St. Lawrence University, Canton, NY

B.S., Biology and Chemistry, December 1984

McGill University, Montreal, PQ

Advanced studies - Biochemistry, December 1984 - June 1985

PROFESSIONAL INVOLVEMENT

Leadership Palm Beach County, Class of 2003

- Board of Directors 2003-present
- Chair -Youth Leadership Day - 2004, 2005, 2006
- Chair - Adult Leadership Day – 2004, 2005, 2006
- Head of Search Committee for Executive Director

Leadership Martin County 1996

Association of Fundraising Professionals

- Immediate Past President 2005-2007
- President 2003-2005
- President Elect 2002-2003
- Vice President of Programs 2001-2002
- Education/Certification Chair 200-2001
- National Assembly Delegate 2003-2005

NSFRE (National Society of Fund Raising Executives)

- Founding Member of Chapter - 1994
- Board of Directors 1994-95
- Membership Director 1994-95

United Way of Palm Beach County

- United Way Board - Agency Representation Seat on United Way Board
- President – United Way Agency Executive Directors 2005-2007
- Impact Taskforce Planning Committee 2005

Community Land Trust of Palm Beach County 2007-09

- Secretary
- Member of Executive Board

Affordable Housing Collaborative

- Member 2004-present

Housing and Homeless Alliance (Formerly Continuum of Care Committee)

- Lead Writer for the HUD SuperNOFA 1997 (First successful HUD grant for Palm Beach County – 3 million in funding awarded)
- Legislative Committee Chair 2006-2007
- Committee – 10 year Plan to End Family Homelessness
- Chair Bed and Gaps Committee 2002
- Co-Chair Consolidated Planning Committee 2005

Health and Human Services Board District IX

- Governor's Appointment 1997-2001

Family Empowerment Coalition

- Founding Director (filed all 501(c)(3) paperwork, serve as registered agent)
- President 2003
- Director 1997-present

Community Back to School Bash

- Founding Director (filed all 501(c)(3) paperwork, serve as registered agent)
- President 2002
- Board of Directors 1998-2003

Homeless Coalition

- President 2000
- Board of Directors 1997-2001

Palm Beach Planned Giving 2001-present

Treasure Coast Planned Giving Council

- Board of Directors 1994-96

Place of Hope – Chair of Advisory Board 1992-97 (Hired first staff members)

Martin County Interagency Coalition

- President 1995-96
- Board of Directors 1994-95

COMMUNITY INVOLVEMENT

Mary Immaculate Catholic Church

- President of Parish Pastoral Council
- Co-Chairman of Administration Committee
- Lay Eucharistic Minister
- Children's Liturgy Teacher
-

Brownies – Troop 684 Co -Leader

Cub Scouts – Pack 176, Den 11, Assistant Den Leader

SUNFEST

- Board of Directors (Beverage Chairman 1988 and 1989)

PTA – Palm Beach Gardens Elementary School

Civitan International

- Board of Directors 1989-90
- Rookie of the Year 1988

CERTIFICATIONS

CFRE (Certified Fund Raising Executive) – Certified through June 2007. Designation received by the National Society of Fund Raising Executives. Requires 5 years professional development experience and 50 CEU's and proven track record of having raised over \$5 million.

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing

☒ At Large Appointment

or

☐ District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Not-for-Profit Provider of Affordable Housing Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

☐ **Reappointment

or

☒ New Appointment

or ☐ to complete the term of

due to:

☐ resignation

☐ other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Wendy Tippett

Occupation/Affiliation: Executive Director

Business Name: Adopt-A-Family

Business Address: 1712 Second Avenue North

City & State: Lake Worth, Florida

Zip Code: 33460-3210

Residence Address: 1128 Monroe Blvd.

City & State: Hypoluxo, Florida Zip Code: 33462

Home Phone: 561-582-0187 Business Phone: 561-253-1361 ext. 117

Cell No.: 561-628-0569

Fax No.: 561-253-1370

E-Mail Address: wtippett@adoptafamilypbc.org

Mailing Address preference: ☒ Business Address ☐ Residence Other or ☐ Other:

Minority Identification Code:

☐ IF (American Indian Female)

☐ IM (American Indian Male)

☐ AF (Asian Female)

☐ AM (Asian Male)

☐ BF (Black Female)

☐ BM (Black Male)

☐ HF (Hispanic Female)

☐ HM (Hispanic Male)

☒ WF (White Female)

☐ WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

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___ Number of previously disclosed voting conflicts.

Signature
brdapptinfo.2001.

JUL 10 2008

Not-for-Profit

Wendy A. Tippet

ADOPT-A-FAMILY
of the Palm Beaches, Inc.
1712 SECOND AVENUE NORTH
LAKE WORTH, FL 33460-3210
PHONE: 561-253-1361 X 117 - FAX: 561-253-1370
e-mail: wtippet@adoptafamilypbc.org

Professional Experience

Adopt-A-Family of the Palm Beaches, Inc. Lake Worth, FL

Executive Director

2002 – Present

- Is responsible for the overall operation of the organization
- Monitors all program services and development
- Coordinates all functions of the Development Office
- Works closely with the Board of Directors
- Is responsible for community outreach and liaison

Assistant Executive Director

1999 – 2002

- Was responsible for grant writing and fund development
- Managed programmatic staff
- Developed and designed new programs
- Ensured contract compliance
- Acted as facilitator and trainer for the organization
- Developed human resources policies and procedures
- Established collaborations with other agencies and funding entities

Director of Program Services

1994 – 1999

- Maintained program compliance
- Supervised program staff
- Developed and evaluated program outcomes and goals
- Developed program components and guidelines
- Was responsible for all grant writing
- Maintained quality assurance standards

Case Manager

1990 – 1994

- Provided case management to homeless families with children
- Taught budgeting and life skills to families
- Developed resources for families and staff members
- Developed Family Action Plans and treatment plans for families
- Provided in-home counseling to families

Résumé of Wendy A. Tippet (continued)

The Haven Inc.

Boca Raton, FL

Assistant Residential Supervisor

1988 – 1990

- Provided case management to homeless children in shelter
- Implemented safety plans and safety procedures
- Supervised program staff
- Developed community resources for teens
- Developed treatment plans with the psychologist for children
- Provided follow up services

**Community
Activities**

Center for Non-profit Excellence Member, Advisory Group	2008 – present
National Association of Professional Women Member	2008 – present
The Housing and Homeless Alliance of Palm Beach County – Ten-Year Plan to End Family Homelessness Chair	2006 – present
The United Way of Palm Beach County Special Emerging Needs Committee	2006 – present
The United Way of Palm Beach County Campaign Cabinet Head, Non-Profit Division	2006 – present
National Association of Grant Professionals Member	2006 – present
The Family Empowerment Coalition (FEC) President	2003 – present
Palm Beach County Homeless Coalition Standards of Care for Homeless Services Chair	2003 – present
Palm Beach County Community Land Trust Board of Directors	2006 – 2007
Palm Beach County Client Management Information System Chair	2003 – 2006

Résumé of Wendy A. Tippet (continued)

Community Back to School Bash President	2003 – 2006
State of Florida Homeless Coalition Member, Board of Directors	2001 – 2005
Florida Supportive Housing Coalition Member	2002 – 2003
The United Way of Palm Beach County Member, Outcomes and Allocation Committee	2000 – 2002

Honors and Awards

The Giraffe Award	2008
Presented by the Women's Chamber of Commerce of Palm Beach County "For demonstrating focus, initiative, perseverance, and courageous risk-taking in [the] community."	

Education

Masters in Nonprofit Management Regis University, Denver, CO	2004
Fund Development Certification Florida Atlantic University Nonprofit Resource Center Boca Raton, FL	2001
Bachelor of Arts in Sociology Specialization in Community Service Eastern Illinois University, Charleston, IL	1989

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing

☒ At Large Appointment or ☐ District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Representing Essential Service Personnel Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

☐ **Reappointment or ☒ New Appointment

or ☐ to complete the term of

due to: ☐ resignation ☐ other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Patrick J. McNamara

Occupation/Affiliation: _____

Business Name: Housing Partnership, Inc.

Business Address: 718 SW 27th Avenue

City & State: Boynton Beach, Florida

Zip Code: 33435

Residence Address: 718 SW 27th Avenue

City & State: Boynton Beach, Florida Zip Code: 33435

Home Phone: 561-369-3247 Business Phone: 561-841-3500 ext. 1009

Cell No.: 561-704-1563 Fax No.: 561-841-3555

E-Mail Address: pcmcnamara@gocpg.org

Mailing Address preference: ☒ Business Address ☐ Residence Other or ☐ Other:

Minority Identification Code:

☐ IF (American Indian Female)

☐ AF (Asian Female)

☐ BF (Black Female)

☐ HF (Hispanic Female)

☐ WF (White Female)

☐ IM (American Indian Male)

☐ AM (Asian Male)

☐ BM (Black Male)

☐ HM (Hispanic Male)

☒ WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

*When a person is being considered for re-appointment, the number and nature of previously disclosed voting conflicts shall be considered by the Board of County Commissioners.

___ Number of previously disclosed voting conflicts.

Signature

brdapptnfo.2001.

JUL 10 2008

essential Service Personnel

Patrick J. McNamara, L.C.S.W.

718 S.W. 27th Ave.
Boynton Beach, Fl. 33435
(561) 369-3247
Cell (561) 704-1563

EXPERIENCE

Management

- Over eight years of management experience and head of senior leadership team
- Responsible for supervision of 3 Division Directors, Chief Financial Officer, and Operations Manager
- High retention of staff, customers, and funding
- Experience with organizational and divisional strategic and business planning
- Responsible for two large non-profit organizations with combined annual budget of \$10.5 million and 220 employees
- Development, monitoring and refinement of management systems, including performance indicators and evaluations, as well as tools for quality assurance
- Managed lending operation of revolving loan fund and homeownership program, and currently serve as Principal Representative for Housing Partnership's Mortgage Lending License
- Trained in high-performance organizational management

Development and Implementation

- Research, analysis, planning, and multi-level coordination
- Successful grant-writing to local, state, federal, and private sources
- Real-estate development, lending and property management
- Ensuring compliance with complex state and federal regulations
- Responsible for design, development, and full implementation of multiple programs

Direct Services

- Skilled in consumer engagement, assessment, and service provision to improve quality of life
- Licensed in Clinical Social Work (Florida) since 1999
- Licensed Mortgage Broker (Florida) since 2007
- Active advocate on affordable housing and disability issues

Accomplishments and Affiliations

- Secured over \$4.9 million in cumulative awards and contracts
- Awarded \$1.3 million grant from Florida Housing Finance Corporation to develop new Community Land Trust in Palm Beach County
- Awarded first HUD 811 grant in the county to develop housing for people with disabilities
- Officer on Board of Directors, Vice-President - Florida Supportive Housing Coalition, January 2002 to 2004
- Designed and implemented TANF component of Supportive Housing Program
- Developed pilot rent-subsidy program with Palm Beach County Workforce Development Board
- Developed Mainstream Section 8 Program for the Disabled
- Raised funds for the construction and development of Recovery Village, a transitional living program for homeless families
- Developed two AHP down-payment assistance programs for low-income first-time homebuyers
- Developed Section 8 Homeownership program
- Implemented pilot program to help reduce number of children entering foster care
- Received honorable mention for Employee of the Year 1996 in Clinical Staff Division of mental health center
- Member of the 2003 City of West Palm Beach Attainable Housing Task Force
- Chair of Access Committee for Community Food Alliance of Palm Beach County, 2006 to present
- Class of 2008 Leadership Palm Beach County
- Member of Economic Council of Palm Beach County
- Member of the 2004 United Way Committee for Promoting Independence for People with Disabilities

WORK HISTORY

President & CEO – Riviera Beach, FL	Community Partnership Group (Housing Partnership & Parent-Child Center)	1/07 to Present
Executive Director – Riviera Beach, FL	Housing Partnership, Inc. & Parent-Child Center	4/05 to 1/07
Vice-President, Housing and Prevention Services – Riviera Beach, FL	Housing Partnership, Inc.	2/04 to 4/05
Housing Division Director – West Palm Beach, FL	Housing Partnership, Inc.	8/02 to 1/04
Director of Supportive Housing – West Palm Beach, FL	Housing Partnership, Inc.	4/99 to 7/02
Therapist - Boca Raton, FL	Wellness Resource Center	10/98 to 4/99
Intensive Case Manager - Delray Beach, FL	South County Mental Health Center	1/96 to 9/98
Social Worker – Kendall, FL	Hemodialysis of Florida, Inc (Part-time).	1/98 to 10/98
Therapist – Delray Beach, FL	Drug Abuse Foundation (Part-time)	3/97 to 12/97

Other Work Experience - Mental Health Associate at Bethesda Memorial Hospital's New Day Seniors' Program in Boynton Beach, Fl. from December 1993 to July 1994; Substance Abuse Counselor at Alexandria Hills, a long-term residential chemical dependency facility in Mingo Junction, Ohio from February 1993 to November 1993; clerk for Adams and Reese, Attorneys at Law, in New Orleans, La. during summers of 1987-1991; junior stock intern for Drexel Burnham Lambert in Beverly Hills, Ca. from October 1989 to December 1989.

EDUCATION

Master of Social Work, Tulane University, New Orleans, La., December 1995.

Bachelor of Science in Psychology, Franciscan University, Steubenville, Ohio, 1993.
Attended Georgetown University, Washington, D.C., 1988-1991.

PERSONAL DATA

Interests are in music, exercise, social justice, reading, and writing.
Born 7/ 7/70; married and have three wonderful children.

References - Sent Upon Request

7/8/08



DELRAY BEACH COMMUNITY LAND TRUST

Low Income
Opening doors to affordable housing

Joseph E. Gray
Executive Director, Delray Beach Community Land Trust

Professional Experience

Over twenty-five years of urban planning experience. Proven track record creating and implementing innovative community planning and redevelopment strategies. Extensive public speaking and process facilitation experience. Expertise in community-based planning and collaborative service system design.

Delray Beach Community Land Trust
Delray Beach, Florida
Executive Director
2007 – Present

Delray Beach Community Redevelopment Agency
Delray Beach, Florida
Assistant Director
2005 – 2007

JEG Urban Planning Associates
Orlando, Florida
Principal
1999 – Present

Orange County Government
Orlando, Florida
Dept. Manager
1992 – 1999

Community Action Agency CEO
Assistant to County Chairman
Planner

St. Louis Community College
St. Louis, Missouri
Instructor
1987 -1989

Neighborhood House
Community Programs Director
1985 – 1987

St. Clair County Government
Belleville, Illinois
Community Development Program Manager
1983 – 1985

Northern Illinois University
DeKalb, Illinois

Education

Southern Illinois University
Edwardsville, Illinois
B.S. Public Administration

Professional Affiliations

Residents for Regeneration
International Community Planning Conference
University of the Hague
The Hague, The Netherlands
Key Note Speaker - 2004

Florida Public Officials Design Institute
2002 Resource Team

Innovation Network Convergence 2001
Presenter – 2001 International Conference

American Society of Public Administration
Presenter- 1998, 1999, 2001 National Conferences

Neighborhoods USA
Presenter – 1998 National Conference

National Association of Community Action Agencies
Presenter 1997, 1998 National Conference

Florida Association of Community Action Agencies
Presenter 1997, 1998 State Conference

American Planning Association
Presenter – 1996 National Conference

Publications

Government Is Us: Public Administration in an Anti-Government Era,
Sage Publications, 1998
Targeting Community Development in Orange County, Florida,
National Civic Review, Fall, 1998

Research Associate
1979 – 1983

Project Experience

Southwest Neighborhood Redevelopment Plan
Delray Beach, Florida
Community Redevelopment Plan

Delray Beach Community Land Trust
Delray Beach, Florida
Community Land Trust Action Plan

Workforce Housing Program
Delray Beach, Florida
Voluntary Inclusionary Zoning Ordinance

Orlando Community Land Trust
Orlando, Florida
Community Land Trust Feasibility Study

ReNew Program
Orange County, Florida
Neighborhood Asset Based
Community Redevelopment Plans

Parramore Village
Orlando, Florida
Blight and Livability Assessment

Central Bradenton CRA Plan
Bradenton, Florida
Community Redevelopment Area
Comprehensive Plan

North Parramore Study
Orlando, Florida
Small Area Community Redevelopment Plan

Plan East Gainesville
Gainesville, Florida
Special Area Land Use & Transportation Study

Eatonville Streetscape Plan
Eatonville, Florida
Streetscape Master Plan

West Winter Park
Housing & Public Facility Study
Winter Park, Florida
Affordable Housing/Water Plant Site Feasibility Study

Heart of Boynton Community Redevelopment Plan
Boynton Beach, Florida
Urban Infill and Redevelopment Plan

Springhill Annexation Study
DeLand, Florida
Annexation Feasibility Study and Redevelopment Plan

Community Development Master Plan
City of Miramar, Florida
City-wide Master Plan.

Governors Strong Communities Initiative State of Delaware
Strategic Neighborhood Action Plans

Healthy Community Initiative
Orlando, Florida
Grassroots Leadership Development and Strategic
Neighborhood Action Plan

Education & Leadership Development Project
Boynton Beach, Florida
Civic Education & Leadership Capacity Building Project

Faith Community Alliance
Orlando, Florida
Faith-Based Community Development Capacity Building
Initiative

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing
[xx] At Large Appointment or [] District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Member of Local Planning Agency Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

[] **Reappointment or [xx] New Appointment

or [] to complete the term of

due to: [] resignation [] other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Paula Ryan

Occupation/Affiliation: Real Estate Development Professional

Business Name: N/A

Business Address: N/A

City & State: N/A

Zip Code: N/A

Residence Address: 3509 Poinsettia Avenue

City & State: West Palm Beach, Florida Zip Code: 33407

Home Phone: 561-762-4358 Business Phone: N/A

Cell No.: N/A Fax No.: N/A

E-Mail Address: paularyan@comcast.net

Mailing Address preference: [] Business Address [xx] Residence Other or [] Other:

Minority Identification Code:

[] IF (American Indian Female)

[] IM (American Indian Male)

[] AF (Asian Female)

[] AM (Asian Male)

[] BF (Black Female)

[] BM (Black Male)

[] HF (Hispanic Female)

[] HM (Hispanic Male)

[xx] WF (White Female)

[] WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

*When a person is being considered for re-appointment, the number and nature of previously disclosed voting conflicts shall be considered by the Board of County Commissioners.

 Number of previously disclosed voting conflicts.

Signature

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JUL 10 2008

Paula J. Ryan

3509 Poinsettia Avenue • West Palm Beach, FL 33407
(561) 762-4358; paularyan1@comcast.net

REAL ESTATE DEVELOPMENT PROFESSIONAL

**10,000 Units of Multi Family Housing
Created 30+ Communities Nationwide in Past 18 Years**

A team spirited and results driven professional recognized for leading dynamic teams and effectively interfacing with outside investors, stakeholder clients (government and industry organizations,) to change local policies, regulations, and practices to expand the availability of workforce and affordable housing communities. Excel in fast-paced working environments.

Areas of professional expertise:

- Specialist in Regulatory and Compliance requirements for land use development and financing
- Finance and investment banking expertise; seeking creative solutions for complex developments
- Build key strategic alliances and relationships with design, construction, and financing professionals
- Strong analytical skills in problem solving and financing structures for complicated and complex transactions
- Organizational and staff leadership; strong analytical skills with the ability to work as an effective team member / leader
- High impact presentation, public speaking, writing, documentation, and reporting skills
- Highly skilled in housing issues, urban and suburban planning / development, federal, state and local programs

- Built 3 highly successful industry-related corporations in South Florida
 - Established housing trust fund for local government (City of WPB)
 - Developed 5-year strategic finance plan for the City of WPB's housing needs
 - Utilized community-based resources to preserve existing workforce housing nationwide

PROFESSIONAL EXPERIENCE

CITY OF WEST PALM BEACH

ECONOMIC AND COMMUNITY DEVELOPMENT, WEST PALM BEACH, FL

Dec 2005 to Dec 2006

Interim Director (1-year consulting assignment)

- Evaluated and restructured the Economic and Community Development Department, its policies, procedures, and staffing. Reviewed status of current funding program and projects, reorganized underperforming programs, and created a financial accountability system within the department and each funding program.
- Developed a 5-year strategic finance plan for the city's housing needs. Updated the City's Housing Element of their Comprehensive Plan. Established a Housing Trust Fund. Established the Trust Fund Advisory Board, programs and program guidelines, and funding sources for the Trust Fund.
- Worked closely with the planning staff to incorporate changes to their regulatory land development code that would facilitate the creation of workforce housing / mixed income communities.

GABLES RESIDENTIAL TRUST, Boca Raton, FL

Sep 2004 to May 2005

Development Director

- Directed and managed the day-to-day development / acquisition of a National Real Estate Investment Trust in the South Florida area. Directly interfaced with all major subcontractors, architects, planners, engineers and landscapers to bring plans to fruition without costly time delays and change orders. Responsible for development and acquisition strategies.

WHITE OAK REAL ESTATE DEVELOPMENT / MANAGEMENT CORP., West Palm Beach, FL

Apr 1998 to Sep 2004

President / Founder

- Directed day-to-day operations and business development efforts for company specializing in acquisition strategies and the development / management of communities. Both organizations concentrated in workforce multi-family rental housing, concentrating in urban redevelopment, and new construction for infill areas and rural suburban neighborhoods.
- Specialized in working with local, state and federal governmental agencies, expert in the use of tax-exempt bonds and government financing. Recognized for bridging the gaps between community concerns and project needs by resolving issues utilizing institutional investors and conventional financing strategies.
- An effective liaison on behalf of the development team and local government officials including local planning and zoning departments and other permitting agencies to achieve mutually beneficial objectives.

Paula J. Ryan

Page 2 of 2

Professional Experience (Continued)

THE RICHMAN GROUP OF FLORIDA, INC., West Palm Beach, FL
President / General Manager

Feb 1994 to Apr 1998

- Spearheaded the establishment of the Florida office in 1994 providing The Richman Group of Companies the opportunity to expand and build a solid real estate portfolio for a company that specialized in affordable housing through investment banking, syndication, and property development and asset management. Developed 5,000+ multi-family units and was involved in the acquisition, development, and financing construction and lease-up stages for each development.
- Responsibilities included: (i) Purchase and Sale Contracts, (ii) Feasibility Studies, (iii) Financial Projections, (iv) Title-Survey, and related issues, (v) Comprehensive Plans, (vi) Land Use, (vii) Zoning and Site Plan Approval, (viii) Developer Agreements, (ix) Payment and Performance Bonds, (x) Contract Negotiations with Third Party Consultants, (xi) Design and Permitting, (xii) Critical Path Schedules, (xiii) Value Engineering, (xiv) Credit Underwriting, (xv) Financing, (xvi) Closing, and (xvii) Lease-Up.

PROFESSIONAL EXPERIENCE (PRIOR TO 1994)

FLORIDA AFFORDABLE HOUSING INC., Boynton Beach, FL
Executive Vice President, Development Director (FL Non Profit)

1993 to 1994

Produced more than 1,000 units of affordable and workforce multi-family housing utilizing State and Federal funding such as HUD's CDBG and HOME programs, Section 42, IRS - Low Income Housing Tax Credits, and the State of Florida's Housing Trust Fund. All developments included conventional and non-conventional banking products, such as the Federal Home Loan Bank's Atlanta Region, Affordable Housing Program.

BOSTON CAPITAL PARTNERS, Boston, MA
Senior Investment Analyst

1989 to 1993

Predominant responsibilities included finding solutions for distressed real estate assets throughout a 15-state territory covering more than 290 individual real-estate assets. Developed and implemented creative ideas in new debt structures and "work-outs". Responsible for the preparation of strategies detailing potential cash flows, tax and future benefits for real estate assets, including re-syndication and sales proposal analysis.

EDUCATION

UNIVERSITY OF MARYLAND, College Park, MD
Bachelor of Science Degree

- Finance and Economics, 1989
- Honors Program

Selected Ongoing Professional Development / Affiliations

International Economic Development Council Professional Courses
Appointed to Palm Beach County Commission on Affordable Housing
Appointed Board Member to the City of West Palm Beach's Community Redevelopment Agency Advisory Board

References and Supporting Documentation Furnished upon Request

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing
[xx] At Large Appointment or [] District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Member of Local Planning Agency Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

[] **Reappointment or [xx] New Appointment

or [] to complete the term of

due to: [] resignation [] other

completion of term to expire on: July 21, 2011

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Name: Paula Ryan

Occupation/Affiliation: Real Estate Development Professional

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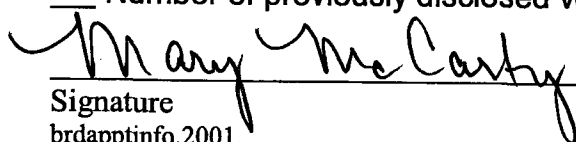
[] WM (White Male)

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7/8/08

Paula J. Ryan

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Appointed to Palm Beach County Commission on Affordable Housing
Appointed Board Member to the City of West Palm Beach's Community Redevelopment Agency Advisory Board

References and Supporting Documentation Furnished upon Request

Signature
brdapptinfo.2001.

Joan Thurman

From: Vincefhcpalmbch@aol.com
Sent: Friday, June 20, 2008 12:27 PM
To: Joan Thurman
Subject: Re: Commission on Affordable Housing Nomination Form

Business:

Fair Housing Center of the Greater Palm Beaches
Vince Larkins
President/CEO
1300 W. Lantana Road, Suite 200
Lantana FL. 33462
561 533-8717
561 533-8163-Fax

Residence

1415 8th Street
West Palm Beach, FL
(561) 833-3197
Cell: 891-0529

Professional Portfolio Outline

Personal:

Native of Palm Beach County Florida
Florida A & M University 1977
U.S. Army Infantry School 1981
Officer Candidate School 1985
Secret Security Clearance 1985
Commissioned Lt. U.S. Army 1985
Licenced Minister 1995

Community Involvements:

Fair Housing Month Celebration Luncheon 2002, 2003, 2004, 2005, 2006, 2007
Multi-Cultural Neighborhood Reunion 1994,95,96,97
WPEC 12/NAACP Mentor Apprenticeship Program 1995,96,97
South County Health Fair 1996, 97,99
First Time Home Buyers/Affordable Housing Seminars 1999-2008
Palm Beach Post Community Homebuyers Expo 2002, 2003, 2004

Background and Qualifications:

Granada Tenants Association
Chairman
1991-1995

Palm Beach County Fair Housing Board
1993-2002

Northwest Neighborhood Centennial Reunion
Steering Committee
1995 -1996

West Palm Beach Branch NAACP
Chair, Housing Committee
1993-1995

South Palm Beach County Branch NAACP
Chair, Housing Committee
1995-1997

Coalition for Independent Living Options of Palm Beach County
Executive Committtee of the Board of Directors
1996-2004

Health & Human Services Community Profile
Housing Committee
1997

United Way Retired Seniors Volunteer Program
Advisory Council
1997-2000

Black-Jewish Community Coalition for Quality Public Education
Steering Committee
1997-1999

Delray Beach Full Service Center Advisory Council
1997-2000

Coalition for Black Student Achievement
1998-1999

Local Initiative Support Corp. Affordable Housing Task Force
1998-1999

Glades Interagency Network
1998-1999

Minority AIDS Network
1999-2004

Palm Beach County Housing Authority
Family Self-Sufficiency Advisory Committee
1999-2002

West Palm Beach Housing Authority
Family Self-Sufficiency Advisory Committee
1999-2001

Pahokee Housing Authority
Family Self-Sufficiency Advisory Committee
2003-2006

Palm Beach County Commission On Affordable Housing
Chairman
1999-Present

Palm Beach County Workforce Housing Taskforce
2003-2004

Palm Beach County Loan Revue Committee
2003-Present

State of Florida
Fair Housing Ad Hoc Advisory Committee
2004

National Fair Housing Alliance
Board of Directors
2004-Present

National Fair Housing Alliance
National Enforcement Advisory Committee
2004-Present

National Fair Housing Alliance
Membership Services Committee
2004-Present

National Fair Housing Alliance
At-Large Member
Executive Committee of the Board of Directors
2006-Present

National Fair Housing Alliance
Chairman
Membership Services Committee
2006-Present

Community Land Trust of Palm Beach County
Board of Directors
President
2006-2007

National City Bank CDC, Southeast Region
Advisory Board
2008-Present

Achievements and Skills:

Tufts University Direct Action Community Organizing 1980
National Fair Housing Alliance Homeowners Insurance & Mortgage testing 1995
United States Government Public Accommodations testing 1995

HUD Housing Counseling 1996
 NAACP Outstanding Organization 1997
 Gold Coast Building Association Award for Outstanding Professionalism 1997
 Barry University Human Resource Management 1997
 John Marshall Law School Fair Housing Investigation & Litigation 1997
 Fair Housing Accessibility Testing Program 1998
 John Marshall Law School Mortgage & Homeowners Insurance testing 1998
 John Marshall Law School Public housing, Affordable Housing & Fair Housing 1998
 Citibank Mortgage Lending & Community Reinvestment Act 1998
 Dept. of Business & Professional Regulation Bureau of Condominiums Condo Law 1998
 Department of Justice/HUD National Testing Conference 1998
 Florida Justice Institute Fair Housing Litigation Seminar 1998
 Stein Gerontological Institute Fair Housing Accessibility Testing 1998
 HUD Fair Housing Seminar for Governmental Agencies 1999
 FH Associates, Inc., Fred Freiberg 1999
 Fair Housing Litigation Training Seminar 1999
 U.S. Department of Justice Test Coordinator Training 2001
 Fred Freiberg/Fair Housing Associates Test Coordinator Training 1999
 Avery Friedman/ Fair Housing Litigation Training Seminar 1999
 HUD National Policy Training Conference 2002
 Nuts and Bolts of Fair Housing presented by Florida Bar Association 2003
 HUD Research and Policy Conference 2004
 National Fair Housing Alliance Conference 2004
 Predatory Lending*
 Policy Issues Affecting Fair Housing
 Fair Housing and the Disabled
 Fair Housing and Immigrant Populations
 NeighborWorks Foreclosure Prevention Training 2008
 Wayne State Univ. Law School Fair Housing Testing Conference (Speaker) 2008
Prior Employment / 1995-1999:
Housing Opportunities Project for Excellence, Inc. / Manager
Palm Beach County Satellite Office

Spearheaded Fair Housing Education and Outreach campaign for the formation of a network that provides information in regard to rights and responsibilities under Federal, State and Local Fair Housing Law. Coordination of the United States Department of Justice funded film production titled "Boca Raton , Your Place in the Sun".

Conducted over 300 sessions and numerous meetings resulting in a firmly built network consisting of and not limited to the John D. and Catherine T. of the MacArthur Foundation, Palm Beach County, Cities of West Palm Beach, Delray Beach, Boynton Beach, Boca Raton, Palm Beach County Office of Equal of Opportunity, State Attorney's Civil Rights Unit, Florida Attorney General Office, Urban League, NAACP, Florida Commission on Human Relations, Hispanic Human Resources Council, Hispanic Connection, Haitian American Community Council, Guatemalan- Maya Center, Florida Rural Legal Services, Coalition for Independent Living Options, Wide Tracks, Centro Campesino, Farmworkers Coordinating Council, ASPIRA of Palm Beach, HOPE House(HIV-AIDS), Local Initiatives Support Corporation, Palm Beach Association of Realtors Inc. , Jupiter, Tequesta, Hope Sound Realtors Association, American Jewish Committee, Lake Worth Citizens On Task, Community Reinvestment Act Roundtable, Washington Mutual Bank, Republic Security Bank, First Union Bank, Nations Bank, Palm Beach Post Classified Staff, Village Beat, El Casa, WPOM Radio, private businesses, numerous denominations of churches, synagogues and temples. Counseling and referral services to low and moderate income clients for legal redress in fair housing discrimination complaints, landlord/tenant

disputes, ADA concerns, first time home buyers, and affordable housing opportunities.

Current Employment /1999-Present

Fair Housing Center of the Greater Palm Beaches, Inc., President & CEO

Vince Larkins is co-founder and President/CEO of one of the most prominent civil rights organization in the state of Florida, the Fair Housing Center of the Greater Palm Beaches, Inc. (FHC). He oversee's agency operations from locations in East Coast and Western Glades offices. His duties include ensuring program goals, day to day program activities and objectives are met. Responsible for planning, development and implementation of all program activities. Ensures and oversee all contract compliance and ensures those contractual program goals and objectives are met. Reviews and approves all program finances. Works with public and private sectors to positively impact fair housing in Palm Beach County. Coordinates all agency partnerships. Responsible for education and outreach; develop and maintain liaison with elected officials, human service providers, community organizations, electronic/print media, federal, state and local government agencies; develop programs to combat housing discrimination and predatory lending; develop educational materials; presentation/workshops to targeted audiences; publication of newsletter.

Mr. Larkins is Chairman of the Palm Beach County Commission on Affordable Housing Advisory Committee (CAHAC). In his capacity as CAHAC Chair, he serves on the County Loan Review Board. In addition, he served as an original incorporator and member of the board of directors for the newly formed Community Land Trust of Palm Beach County, as President. Also, and in his capacity as CAHAC Chair, he served on the County's Workforce Housing Taskforce.

In 1997, Mr. Larkins was awarded by the Gold Coast Builders Association for Professionalism Among Sales and Marketing Members in the Home Building Industry. Mr. Larkins was recognized in again in 2000 by the Gold Coast Builders Association Sales and Marketing Council for Outstanding Professionalism Among Sales and Marketing Members of the Home Building Industry. Also in 2000, the Palm Beach County Board of County Commissioners recognized Mr. Larkins, in appreciation for his dedicated service to the people of Palm Beach County.

In April 2004 he was presented by Fair Housing Council of Northeast Ohio with Champion of Humanity Award for "Unrelenting Fight Against Housing Discrimination". In October of 2004 Mr. Larkins was elected to the Board of Directors of the National Fair Housing Alliance (NFHA), a consortium of more than 220 private, non-profit fair housing organizations, state and local civil rights agencies, and individuals from throughout the United States, based in Washington DC. In April of 2006, he was honored by the Local Initiative Service Corporation (LISC) of South Florida as it's 2006 Community Development Leader Award. In July of 2006 he was elected to the Executive Committee of the NFHA Board of the Directors.

Under Mr. Larkins watch, in 2002, 2003 2004, 2005 2006, 2207 and 2008 the FHC assembled national experts, community organizations, governmental officials, realtors, lending institutions and local residents to celebrate the Anniversary of the Fair Housing Act, with Fair Housing Month Celebration Luncheons. The event is the first of it's type in the Quad-County area of Palm Beach, Martin County, Okeechobee and St. Lucie.

Proclamations supporting Fair Housing Month and the Fair Housing Center were delivered from Palm Beach County, Martin County, West Palm Beach, Boynton Beach, Boca Raton, Delray Beach, Belle Glade, South Bay, Greenacres, Jupiter, Hypoluxo, Mangonia Park, Palm Beach Gardens, Pahokee, Lake Worth, Juno Beach, Palm Springs, (City) Palm Beach, (Village) North Palm Beach, Royal Palm Beach, Stuart, Rivera Beach, Ocean Ridge and Wellington. Mr. Larkins was awarded at this year's event for his "Outstanding Leadership in Fighting for Fair and Affordable Housing."

In 2002, the FHC was honored in a film presentation as one of Palm Beach County's unique partners (both in 2001 and 2002) at the Palm Beach County Department of Housing and Community Development National CDBG Brunch and the Mr. Larkins was one of the guest speakers at the City of West Palm Beach CDBG

celebration, where the FHC was honored with a certificate of appreciation from the City of West Palm Beach. The FHC was also honored in 2002, 2003 and 2004 by the Fla. Dept. of Children and Families with an award for valued and dedicated volunteerism to the citizens of the State of Florida.

The FHC conducted over 600 Education and Outreach seminars, has distributed over 5000 issues of the Fair Housing Forum newsletter since January 2000 and has launched a local web-site, www.fairhousingflorida.com, which are the first and only of their kind in the Quad-County area of Palm Beach, Martin, Okeechobee and St. Lucie, solely devoted to Fair Housing issues.

His commitment to human rights has earned him the reputation and credibility required to effectively network with elected officials, various religious denominations, public agencies, private, civic and community-based groups, immigrant organizations, homeless organizations, disability groups, housing industry providers, lenders and the electronic/print media.

Vince L. Larkins
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www.fairhousingflorida.com

Mission: The Fair Housing Center of the Greater Palm Beaches is dedicated to ensuring fair and affordable housing opportunities for all people, by promoting culturally diverse communities, through open housing and the elimination of all barriers to that goal.

CONFIDENTIALITY NOTICE: This electronic communication, and all information herein, including files attached hereto, is private, and is the property of FHCGPB. This communication is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure of; dissemination of; distribution of; copying of; or, taking any action in reliance upon this communication, is strictly prohibited. If you have received this communication in error, please immediately call 561-533-8717, AND DESTROY THE ORIGINAL AND ALL COPIES OF THIS COMMUNICATION.

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**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

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[xx] At Large Appointment or [] District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Representing Fair Housing Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

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Name: Vince Larkin

Occupation/Affiliation: President & CEO

Business Name: Fair Housing Center

Business Address: 1300 W. Lantana Road, Suite 200

City & State: Lantana, Florida

Zip Code: 33462

Residence Address: 1415 8th Street

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1999-2001

Pahokee Housing Authority
Family Self-Sufficiency Advisory Committee
2003-2006

Palm Beach County Commission On Affordable Housing
Chairman
1999-Present

Palm Beach County Workforce Housing Taskforce
2003-2004

Palm Beach County Loan Revue Committee
2003-Present

State of Florida
Fair Housing Ad Hoc Advisory Committee
2004

National Fair Housing Alliance
Board of Directors
2004-Present

National Fair Housing Alliance
National Enforcement Advisory Committee
2004-Present

National Fair Housing Alliance
Membership Services Committee
2004-Present

National Fair Housing Alliance
At-Large Member
Executive Committee of the Board of Directors
2006-Present

National Fair Housing Alliance
Chairman
Membership Services Committee
2006-Present

Community Land Trust of Palm Beach County
Board of Directors
President
2006-2007

National City Bank CDC, Southeast Region
Advisory Board
2008-Present

Achievements and Skills:

Tufts University Direct Action Community Organizing 1980
National Fair Housing Alliance Homeowners Insurance & Mortgage testing 1995
United States Government Public Accommodations testing 1995

HUD Housing Counseling 1996
 NAACP Outstanding Organization 1997
 Gold Coast Building Association Award for Outstanding Professionalism 1997
 Barry University Human Resource Management 1997
 John Marshall Law School Fair Housing Investigation & Litigation 1997
 Fair Housing Accessibility Testing Program 1998
 John Marshall Law School Mortgage & Homeowners Insurance testing 1998
 John Marshall Law School Public housing, Affordable Housing & Fair Housing 1998
 Citibank Mortgage Lending & Community Reinvestment Act 1998
 Dept. of Business & Professional Regulation Bureau of Condominiums Condo Law 1998
 Department of Justice/HUD National Testing Conference 1998
 Florida Justice Institute Fair Housing Litigation Seminar 1998
 Stein Gerontological Institute Fair Housing Accessibility Testing 1998
 HUD Fair Housing Seminar for Governmental Agencies 1999
 FH Associates, Inc., Fred Freiberg 1999
 Fair Housing Litigation Training Seminar 1999
 U.S. Department of Justice Test Coordinator Training 2001
 Fred Freiberg/Fair Housing Associates Test Coordinator Training 1999
 Avery Friedman/ Fair Housing Litigation Training Seminar 1999
 HUD National Policy Training Conference 2002
 Nuts and Bolts of Fair Housing presented by Florida Bar Association 2003
 HUD Research and Policy Conference 2004
 National Fair Housing Alliance Conference 2004
 Predatory Lending*
 Policy Issues Affecting Fair Housing
 Fair Housing and the Disabled
 Fair Housing and Immigrant Populations
 NeighborWorks Foreclosure Prevention Training 2008
 Wayne State Univ. Law School Fair Housing Testing Conference (Speaker) 2008
Prior Employment / 1995-1999:
Housing Opportunities Project for Excellence, Inc. / Manager
Palm Beach County Satellite Office

Spearheaded Fair Housing Education and Outreach campaign for the formation of a network that provides information in regard to rights and responsibilities under Federal, State and Local Fair Housing Law.
 Coordination of the United States Department of Justice funded film production titled "Boca Raton , Your Place in the Sun".

Conducted over 300 sessions and numerous meetings resulting in a firmly built network consisting of and not limited to the John D. and Catherine T. of the MacArthur Foundation, Palm Beach County, Cities of West Palm Beach, Delray Beach, Boynton Beach, Boca Raton, Palm Beach County Office of Equal of Opportunity, State Attorney's Civil Rights Unit, Florida Attorney General Office, Urban League, NAACP, Florida Commission on Human Relations, Hispanic Human Resources Council, Hispanic Connection, Haitian American Community Council, Guatemalan- Maya Center, Florida Rural Legal Services, Coalition for Independent Living Options, Wide Tracks, Centro Campesino, Farmworkers Coordinating Council, ASPIRA of Palm Beach, HOPE House(HIV-AIDS), Local Initiatives Support Corporation, Palm Beach Association of Realtors Inc. , Jupiter, Tequesta, Hope Sound Realtors Association, American Jewish Committee, Lake Worth Citizens On Task, Community Reinvestment Act Roundtable, Washington Mutual Bank, Republic Security Bank, First Union Bank, Nations Bank, Palm Beach Post Classified Staff, Village Beat, El Casa, WPOM Radio, private businesses, numerous denominations of churches, synagogues and temples. Counseling and referral services to low and moderate income clients for legal redress in fair housing discrimination complaints, landlord/tenant

disputes, ADA concerns, first time home buyers, and affordable housing opportunities.

Current Employment /1999-Present

Fair Housing Center of the Greater Palm Beaches, Inc., President & CEO

Vince Larkins is co-founder and President/CEO of one of the most prominent civil rights organization in the state of Florida, the Fair Housing Center of the Greater Palm Beaches, Inc. (FHC). He oversee's agency operations from locations in East Coast and Western Glades offices. His duties include ensuring program goals, day to day program activities and objectives are met. Responsible for planning, development and implementation of all program activities. Ensures and oversee all contract compliance and ensures those contractual program goals and objectives are met. Reviews and approves all program finances. Works with public and private sectors to positively impact fair housing in Palm Beach County. Coordinates all agency partnerships. Responsible for education and outreach; develop and maintain liaison with elected officials, human service providers, community organizations, electronic/print media, federal, state and local government agencies; develop programs to combat housing discrimination and predatory lending; develop educational materials; presentation/workshops to targeted audiences; publication of newsletter.

Mr. Larkins is Chairman of the Palm Beach County Commission on Affordable Housing Advisory Committee (CAHAC). In his capacity as CAHAC Chair, he serves on the County Loan Review Board. In addition, he served as an original incorporator and member of the board of directors for the newly formed Community Land Trust of Palm Beach County, as President. Also, and in his capacity as CAHAC Chair, he served on the County's Workforce Housing Taskforce.

In 1997, Mr. Larkins was awarded by the Gold Coast Builders Association for Professionalism Among Sales and Marketing Members in the Home Building Industry. Mr. Larkins was recognized in again in 2000 by the Gold Coast Builders Association Sales and Marketing Council for Outstanding Professionalism Among Sales and Marketing Members of the Home Building Industry. Also in 2000, the Palm Beach County Board of County Commissioners recognized Mr. Larkins, in appreciation for his dedicated service to the people of Palm Beach County.

In April 2004 he was presented by Fair Housing Council of Northeast Ohio with Champion of Humanity Award for "Unrelenting Fight Against Housing Discrimination". In October of 2004 Mr. Larkins was elected to the Board of Directors of the National Fair Housing Alliance (NFHA), a consortium of more than 220 private, non-profit fair housing organizations, state and local civil rights agencies, and individuals from throughout the United States, based in Washington DC. In April of 2006, he was honored by the Local Initiative Service Corporation (LISC) of South Florida as it's 2006 Community Development Leader Award. In July of 2006 he was elected to the Executive Committee of the NFHA Board of the Directors.

Under Mr. Larkins watch, in 2002, 2003 2004, 2005 2006, 2207 and 2008 the FHC assembled national experts, community organizations, governmental officials, realtors, lending institutions and local residents to celebrate the Anniversary of the Fair Housing Act, with Fair Housing Month Celebration Luncheons. The event is the first of it's type in the Quad-County area of Palm Beach, Martin County, Okeechobee and St. Lucie.

Proclamations supporting Fair Housing Month and the Fair Housing Center were delivered from Palm Beach County, Martin County, West Palm Beach, Boynton Beach, Boca Raton, Delray Beach, Belle Glade, South Bay, Greenacres, Jupiter, Hypoluxo, Mangonia Park, Palm Beach Gardens, Pahokee, Lake Worth, Juno Beach, Palm Springs, (City) Palm Beach, (Village) North Palm Beach, Royal Palm Beach, Stuart, Rivera Beach, Ocean Ridge and Wellington. Mr. Larkins was awarded at this year's event for his "Outstanding Leadership in Fighting for Fair and Affordable Housing."

In 2002, the FHC was honored in a film presentation as one of Palm Beach County's unique partners (both in 2001 and 2002) at the Palm Beach County Department of Housing and Community Development National CDBG Brunch and the Mr. Larkins was one of the guest speakers at the City of West Palm Beach CDBG

celebration, where the FHC was honored with a certificate of appreciation from the City of West Palm Beach. The FHC was also honored in 2002, 2003 and 2004 by the Fla. Dept. of Children and Families with an award for valued and dedicated volunteerism to the citizens of the State of Florida.

The FHC conducted over 600 Education and Outreach seminars, has distributed over 5000 issues of the Fair Housing Forum newsletter since January 2000 and has launched a local web-site, www.fairhousingflorida.com, which are the first and only of their kind in the Quad-County area of Palm Beach, Martin, Okeechobee and St. Lucie, solely devoted to Fair Housing issues.

His commitment to human rights has earned him the reputation and credibility required to effectively network with elected officials, various religious denominations, public agencies, private, civic and community-based groups, immigrant organizations, homeless organizations, disability groups, housing industry providers, lenders and the electronic/print media.

Vince L. Larkins
President/CEO
Fair Housing Center of the Greater Palm Beaches
1300 W. Lantana Road, Suite 200
Lantana FL. 33462
561 533-8717
561 533-8163-Fax
www.fairhousingflorida.com

Mission: The Fair Housing Center of the Greater Palm Beaches is dedicated to ensuring fair and affordable housing opportunities for all people, by promoting culturally diverse communities, through open housing and the elimination of all barriers to that goal.

CONFIDENTIALITY NOTICE: This electronic communication, and all information herein, including files attached hereto, is private, and is the property of FHCGPB. This communication is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure of; dissemination of; distribution of; copying of; or, taking any action in reliance upon this communication, is strictly prohibited. If you have received this communication in error, please immediately call 561-533-8717, AND DESTROY THE ORIGINAL AND ALL COPIES OF THIS COMMUNICATION.

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**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing
[xx] At Large Appointment or [] District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: For-Profit Provider of Affordable Housing Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

[] **Reappointment or [xx] New Appointment

or [] to complete the term of

due to: [] resignation [] other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Thomas Hinnners

Occupation/Affiliation: Affordable Housing Developer

Business Name: Auburn Group, Inc.

Business Address: 777 E. Atlantic Avneue, Suite 200

City & State: Delray Beach, Florida

Zip Code: 33483

Residence Address: N/A

City & State: N/A Zip Code: N/A

Home Phone: N/A Business Phone: 561-278-3901 ext. 110

Cell No.: N/A Fax No.: N/A

E-Mail Address: tom@auburngroup.net

Mailing Address preference: [XX] Business Address [] Residence Other or [] Other:

Minority Identification Code:

[] IF (American Indian Female)

[] AF (Asian Female)

[] BF (Black Female)

[] HF (Hispanic Female)

[] WF (White Female)

[] IM (American Indian Male)

[] AM (Asian Male)

[] BM (Black Male)

[] HM (Hispanic Male)

[xx] WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

*When a person is being considered for re-appointment, the number and nature of previously disclosed voting conflicts shall be considered by the Board of County Commissioners.

 Number of previously disclosed voting conflicts.

Signature
brdapptinfo.2001.

JUL 10 2008

Joan Thurman

From: Merissa Henry [merissa@auburngroup.net]
Sent: Monday, June 30, 2008 1:53 PM
To: Joan Thurman
Subject: Thomas Hinnners
Attachments: TGH-summary.pdf

Joan,

Below and attached please find the information requested on Tom Hinnners:

Name: Thomas G. Hinnners
Address: 777 East Atlantic Avenue, Suite 200, Delray Beach FL 33483
Phone: 561-278-3901
Fax: 561-278-3903
Title: Chief Executive Officer

Home address: 553 Harbor Court, Delray Beach FL 33483
Cell: 561-716-1877

If you need any additional information, please do not hesitate to contact me.

Thank you,

Merissa Henry
Executive Assistant

Auburn Group
777 E. Atlantic Avenue, Suite 200
Delray Beach FL 33483
Phone: 561-278-3901 ext.101
Fax: 561-278-3903
Email: merissa@auburngroup.net

THOMAS G. HINNERS
SUMMARY OF EXPERIENCE

Until 1986 I was a practicing tax attorney/CPA, but I had also developed numerous real estate ventures including market rental apartment communities, nursing homes, life care retirement communities and shopping centers. When the 1986 tax reform act was passed I saw an opportunity to utilize my background to develop Low Income Housing Tax Credit communities for our working poor.

I formed Florida Affordable Housing, Inc., and during the next 12 years we developed 17 Housing Credit communities containing over 4,000 apartment units, as well as 5 affordable ownership communities containing 358 single family homes and townhomes, utilizing HOME, SHIP and other local government funding assistance. I also formed Auburn Management, Inc. in 1989 to manage our Housing Credit apartment communities.

Four of these Housing Credit apartment communities have received national awards from the National Association of Homebuilders. Auburn Trace in Delray Beach was designated "The Finest Affordable Multi-family Community in the Country", and Groves of Delray, Boynton Bay and Walden Pond were each afforded NAHB's designation as "The Finest Affordable Multi-family Community for Seniors in the Country".

In 2005, when the severe workforce housing shortage in Palm Beach County was created as a result of the rapid increase in home prices, we formed Auburn Development, LLC and Archstone Construction and Consulting, Inc. to develop and build workforce housing. We currently have 12 workforce housing communities under development, with significant governmental assistance, all in Palm Beach County, with over 3,000 workforce townhouses, condominiums, single family homes and apartments in various stages of development. Department of Community Affairs Chairman Tom Pelham was quoted as saying that our Villages workforce development in Delray Beach should be a model for the State of Florida.

7/8/08

Joan Thurman

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Title: Chief Executive Officer

Home address: 553 Harbor Court, Delray Beach FL 33483
Cell: 561-716-1877

If you need any additional information, please do not hesitate to contact me.

Thank you,

Merissa Henry
Executive Assistant

Auburn Group
777 E. Atlantic Avenue, Suite 200
Delray Beach FL 33483
Phone: 561-278-3901 ext.101
Fax: 561-278-3903
Email: merissa@auburngroup.net

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**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing
[xx] At Large Appointment or [] District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Resides within Jurisdiction Seat # N/A

(Please describe education and/or experience that qualifies the nomination under the seat requirement). **See attached resume.**

[] **Reappointment or [xx] New Appointment

or [] to complete the term of

due to: [] resignation [] other

completion of term to expire on: July 21, 2011

Part II: *APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT*

Name: Christine Oberlink

Occupation/Affiliation: Retired – Full time volunteer

Business Name: N/A

Business Address: N/A

City & State: N/A

Zip Code: N/A

Residence Address: 13061 Sabal Chase

City & State: Palm Beach Gardens, Florida Zip Code: 33418

Home Phone: 561-346-2091 Business Phone: N/A

Cell No.: N/A Fax No.: N/A

E-Mail Address: N/A

Mailing Address preference: [] Business Address [xx] Residence Other or [] Other:

Minority Identification Code:

[] IF (American Indian Female)

[] AF (Asian Female)

[] BF (Black Female)

[] HF (Hispanic Female)

[xx] WF (White Female)

[] IM (American Indian Male)

[] AM (Asian Male)

[] BM (Black Male)

[] HM (Hispanic Male)

[] WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

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 Number of previously disclosed voting conflicts.

Signature
brdapptinfo.2001.

JUL 10 2008

CHRISTINE OBERLINK
13061 Sabal Chase
Palm Beach Gardens, FL 33418
(561)346-2091

Resume

As of my retirement in 2002 I work full time as a community volunteer.

COMMUNITY SERVICE

- 1993-1994 Served on allocations committee of United Way Palm Beach County
- 1995-1996 Campaign Cabinet United Way Palm Beach County responsible for medical division.
- 1996-1997 PRASAD- Volunteer services. Went to Ganeshpuri, India with a group of surgeons to participate in Eye Camps where patients who were blind in both eyes from cataracts were treated.
- 1997 -1998 PRASAD – Fund raising for the Eye Camps and Eye Hospital in Ganeshpuri
- 1998-2000: Adopt-a-Family - President of the Board of Directors.
- 1999-Current: Adopt-a-Family Board of Directors - Chairman of the housing committee for low income and very low income families. Worked with Executive Director on implementation of the Community Land Trust.
- 2002-2007 Advisory Board Member. Virginia Brown Family Foundation. Smiles Count.
- 2002-to 2008 Served on the Food, Shelter and Emergency Needs Committee for United Way. Responsible for allocation of dollars to low and very low income families and individuals for basic needs (food and shelter).
- 2004-2008 VITA (volunteer income tax center) – Helped establish this County wide program for low income families so that they could get the EITC (government subsidy for low income working families with children). Manage a volunteer income tax center at Adopt A Family that has grown from the preparation of 200 to 800 tax returns annually
- 2004-2008 Chairman Tocqueville Society United Way Palm Beach County
- 2005-2007 Chairman of Major Gifts for United Way
- 2006-2008 Incoming Chair, Board of Directors United Way
- 2008-Began volunteer food stamp pilot program at Adopt-A-Family in coordination with Department of Children and Families
- 2008-2010 Chairman, Board of Directors United Way

EMPLOYMENT

1983-1990 OWNER/OPERATOR, VISUAL TECHNOLOGY SPECIALISTS.

In 1983, founded Redi-Optics, a mobilized diagnostic service for Ophthalmologists. Merged Redi-Optics with competitor, Visual Technology, in 1983 then purchased the entire company in 1987. Sold Visual Technology in 1990. Between 1983 and 1997 Visual Technology served the entire Ophthalmologist market from Jupiter to Homestead for pre cataract diagnostic testing and diabetic retinopathy. Although the company is much smaller due to the changes in technology, it is still in existence today.

1990-2002 OWNER/OPERATOR, ASSOCIATED MEDICAL CONSULTANTS

Implementation of systems for Ophthalmology practices and out patient ophthalmic surgery centers.

EDUCATION:

Mercer County Community College. Hightstown, NJ Graduated AA1974 High Honors
North Central College. Naperville, Illinois Graduated BA 1976

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM**

Part I:

Board Name: Commission on Affordable Housing
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Name: Christine Oberlink

Occupation/Affiliation: Retired – Full time volunteer

Business Name: N/A

Business Address: N/A

City & State: N/A

Zip Code: N/A

Residence Address: 13061 Sabal Chase

City & State: Palm Beach Gardens, Florida Zip Code: 33418

Home Phone: 561-346-2091 Business Phone: N/A

Cell No.: N/A Fax No.: N/A

E-Mail Address: N/A

Mailing Address preference: [] Business Address [xx] Residence Other or [] Other:

Minority Identification Code:

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[] IM (American Indian Male)

[] AF (Asian Female)

[] AM (Asian Male)

[] BF (Black Female)

[] BM (Black Male)

[] HF (Hispanic Female)

[] HM (Hispanic Male)

[xx] WF (White Female)

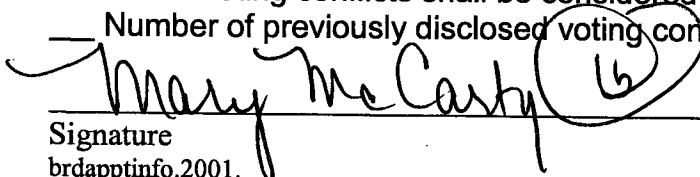
[] WM (White Male)

Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

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Number of previously disclosed voting conflicts.

 16

Signature

brdapptinfo.2001.

7/8/08

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Palm Beach Gardens, FL 33418
(561)346-2091

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North Central College. Naperville, Illinois Graduated BA 1976

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSION
BOARD APPOINTMENT INFORMATION FORM

REC'D JUL 10 2008

Part I:

Board Name: Commission on Affordable Housing

☒ At Large Appointment

or

☐ District Appointment

Term of Appointment: 3 years. From July 22, 2008 To July 21, 2011

Seat Requirement: Resides within Jurisdiction Seat # N/A

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☐ **Reappointment

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☒ New Appointment

or ☐ to complete the term of

due to:

☐ resignation

☐ other

completion of term to expire on: July 21, 2011

Part II: APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name: Christopher Plummer

Occupation/Affiliation: Development Consultant

Business Name: ASK Development Solutions, Inc.

Business Address: 150 Kings Way

City & State: Royal Palm Beach, Florida

Zip Code: 33411

Residence Address: 150 Kings Way

City & State: Royal Palm Beach, Florida Zip Code: 33411

Home Phone: 561-310-1739 Business Phone: N/A

Cell No.: N/A Fax No.: 248-755-7435

E-Mail Address: sand1050@yahoo.com

Mailing Address preference: ☒ Business Address ☐ Residence Other or ☐ Other:

Minority Identification Code:

☐ IF (American Indian Female)

☐ IM (American Indian Male)

☐ AF (Asian Female)

☐ AM (Asian Male)

☐ BF (Black Female)

☐ BM (Black Male)

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☐ WF (White Female)

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Part III: COMMISSIONER COMMENTS

Appointment to be made at BCC Meeting on: 07/22/2008

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 Number of previously disclosed voting conflicts.

Addie L. Greene

Signature

hrdsoninfo 2001

7/22/08