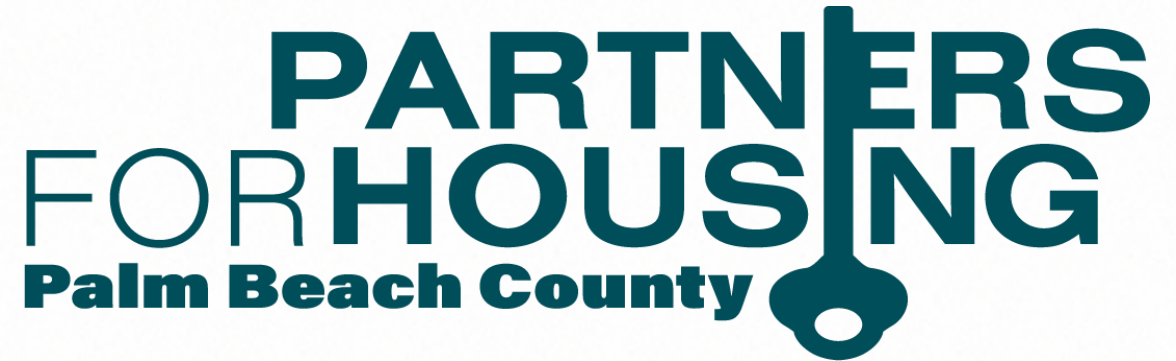


Creating Strategic Partnerships for Greater Impact

October 4th, 2023

Florida Alliance for Community
Solutions

2023 Annual Summit



Moderator

- Claire Raley, SVP/CRA Community Development Officer, BankUnited, (Volunteer Coordinator, Partners for Housing Palm Beach County, Inc.)

Panelists

- Terri Murray, Executive Director, Neighborhood Renaissance, (Chair, Board of Directors, Partners for Housing Palm Beach County, Inc.)
- Annetta Jenkins, Executive Director, Riviera Beach Community Development Corporation, (Secretary, Board of Directors, Partners for Housing Palm Beach County, Inc.)
- Cindee LaCourse-Blum, Executive Director, Community Land Trust of Palm Beach County and the Treasure Coast, (Treasurer, Board of Directors, Partners for Housing Palm Beach County, Inc.)
- Lynda Charles, VP Housing Services, Community Partners of South Florida, (Board of Director, Partners for Housing Palm Beach County, Inc.)

It started with a question.

- It started on March 22nd, 2016, with an unplanned question from Claire Raley to the City of West Palm Beach Housing and Community Development Director Armando Fana during a meeting that included Nancy Merolla who was with Florida Community Bank at the time.


The Question

“Would the City of West Palm Beach consider providing core operating support to nonprofit affordable housing developers?”

The Answer

- When Mr. Fana’s response was not an immediate “No” and being open to further discussion about the concept, Claire and Nancy viewed this as an opening to pursue this concept with nonprofit affordable housing developers in Palm Beach County.

NOTE: Both Claire and Nancy had previously worked for nonprofit affordable housing developers. Claire with Greater Miami LISC & Greater Miami Neighborhoods, Nancy with Broward Housing Solutions.



Question – With which PBC nonprofit affordable housing developer should a conversation be initiated regarding core operating support from municipal government?

Answer – Terri Murray, Executive Director, Neighborhood Renaissance. The first conversation took place on March 23rd, 2016, three days after the meeting with Mr. Fana.

And so, the journey began...this was no sprint!

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2016

- Established a steering committee of five Palm Beach County based, nonprofit housing development organizations to explore the potential of creating a collaboration of similar organizations to collectively address the affordable housing needs in the County. (Neighborhood Renaissance, Riviera Beach Community Development Corporation, Community Land Trust of Palm Beach County, Adopt A Family, and Urban League of Palm Beach County/New Urban Community Development Corporation.)
- Received volunteer coordination support by representatives from BankUnited and Florida Community Bank.
- Selected Palm Beach County Nonprofit Housing Developer Forum for the name of the entity. (As time went on, it was also just referred to as the Forum.)
- Developed a detailed survey to be completed by participating organizations that would provide detailed information about the scope of each organizations' affordable housing work.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2016 continued

- A total of 16 Palm Beach County based, nonprofit housing development organizations were identified for invitation to a first meeting of the PBC Nonprofit Housing Developer Forum held on September 22nd, 2016. The meeting was hosted by the Riviera Beach CDC and was facilitated Mark Buchbinder. Discussion topics included:
 - Obstacles encountered in being a non-profit Housing Developer in Palm Beach County.
 - How often had the organizations who attended the Forum worked together?
 - What kind of funding assistance is received?
 - What can be accomplished in Palm Beach County by working together?
 - Shared Vision Consensus
 - Recognition of Nonprofit Housing Developers as a legitimate *“Mission Driven Force for Sustaining and Meeting the Needs of Affordable Housing in Palm Beach County”*.
 - Collectively being able to *Leverage Resources and Obtain Needed Resources*.
 - Develop messaging for *Advocacy and Education* that dispels misperceptions about the need for Affordable Housing in Palm Beach County.
 - Need for a *Shared Template* to continue to work together.
 - Development of a *Collective Spirit and Agenda*.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2016 continued

- Palm Beach County Nonprofit Housing Developer Forum Meeting II was held on November 17th, 2016, hosted by the Community Land Trust of Palm Beach County.
- The following 11 organizations became active members:
 - Adopt A Family of the Palm Beaches
 - Community Land Trust of Palm Beach County
 - Community Partners (Housing Partnership, Inc.)
 - Delray Beach Community Land Trust
 - Habitat for Humanity Palm Beach County
 - Habitat for Humanity South/Heartfelt CLT
 - Gulfstream Goodwill
 - Neighborhood Renaissance
 - New Urban Community Development Corporation/ULPBC
 - Riviera Beach Community Development Corporation
 - The Lords Place

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2017

- Forum Members - 12 nonprofit organizations; 2 Banks
- Member Survey – Completed by participating nonprofit organizations January 2017
- Forum Member Brochure – February 2017
- Workforce Housing White Paper – April 2017
- Palm Beach County Workforce Housing Program Workshop - Member Attendance and First Public Introduction of Forum – April 25th, 2017
- Meeting with Palm Beach County Administrator and County Staff – July 21st, 2017
- Follow-Up Communication with Palm Beach County Administrator/Staff – August 7th, 2017
- Appointment of Forum Representatives for Participation on Regional Housing Task Force (South, Central, West, North) – October 16th, 2017
- Ongoing Exchange of Information and Opportunities for Collaboration Among Forum Members
- Continued volunteer coordination support by representatives from BankUnited and Florida Community Bank.

Palm Beach County Nonprofit Housing Developer Forum Membership Criteria A/O 12/2017

The Palm Beach County Nonprofit Housing Developer Forum (Forum) is a collaboration of Palm Beach County based, mission driven, nonprofit community development organizations that include affordable and workforce housing development as a component of their mission focused activities. Forum members are focused on the identification of opportunities for participating organizations to coalesce around strategies of collective impact for addressing the continuum of affordable and workforce housing needs in Palm Beach County.

Since the Forum is not currently a formally incorporated organization, its model for participation relies on a membership comprised of organizations that are committed to the spirit of collaboration as a way to develop a full continuum of housing opportunities for very low-, and moderate- income residents in Palm Beach County, as well as meeting the following criteria:

- Palm Beach County based nonprofit organization
- Mission focused organization with a community development purpose; committed to building for long-term sustainability; and demonstrated commitment to LMI families and communities
- Actively developing affordable/workforce housing (rental, homeownership, multi-family, single-family, transitional, homeless) for a minimum of 5 years (may include experience of an affiliate or subsidiary)
- Organization's activities are primarily focused in Palm Beach County
- CEO/Executive Leadership is willing to participate in Forum meetings and conference calls
- Organization is willing to complete the Forum member survey instrument
- Organization is willing to be listed as a participating organization in Forum communications, information and position white-papers
- Organization has a current Certificate of Good Standing and has not been debarred from any local, state or federal programs or activities

Current Members

Adopt A Family of the Palm Beaches
Community Land Trust of Palm Beach County
Community Partners
Delray Beach Community Land Trust
Gulfstream Goodwill Industries
Habitat for Humanity Palm Beach County

Habitat of Humanity South/Heartfelt CLT
Habitat Housing Solutions, Inc.
Neighborhood Renaissance, Inc
New Urban Community Development Corporation
Riviera Beach Community Development Corporation
The Lords Place

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2018

- Member meetings held on a rotation basis at member offices or developments. Included opportunities to share organization information.
- Ongoing Forum Task Force Representatives' participation in Regional Task Force meetings through Summer 2018. This included participation in Regional Subcommittees associated with follow-up recommendations from the 2018 Palm Beach County Housing Summit.
- Creation of a Membership Subcommittee 1st Quarter 2018 to review organizations interested in joining the Forum. Subcommittee members included executive leadership representatives from Community Partners, Habitat for Humanity South/Heartfelt CLT, and Neighborhood Renaissance.
- Addition of first two public housing authority members, Housing Center of the Palm Beaches (West Palm Beach Housing Authority) and Delray Housing Group (Delray Housing Authority), bringing the total Forum membership to 14 organizations.
- Continued volunteer coordination support by representatives from BankUnited and Florida Community Bank.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2018 continued

- Continued advocacy on Palm Beach County Workforce Housing Program, including the submission of a Forum position paper that was emailed to Palm Beach County Board of County Commissioners on August 6th, 2018, with follow-up in-person meetings in August-September using member prepared talking points.
- Completed updated Member Survey Questionnaire and Brochure.
- Initiated an Education and Advocacy Strategy targeting Palm Beach County's Workforce Housing Programs. This included member meetings with County Commissioners as well as attendance at County Commission meetings.
- Created a new subcommittee to focus on two areas of concern relating to Palm Beach County processes. One area to focus on the home ownership income certification process, the other area concerns compliance monitoring processes for both rental and home ownership.
- Ongoing exchange of information and opportunities for collaboration among Forum members.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2019

- Members continued to meet at a minimum of quarterly.
- Ongoing work to update and maintain information on the members current and pipeline development activities that could be shared with appropriate sources.
- Refocused Education and Advocacy Strategy to schedule meetings with representatives from organizations that have a role in addressing affordable housing needs in Palm Beach County. The organizations included: Economic Council of Palm Beach County, Business Development Board, Palm Beach County Government– Housing & Economic Sustainability, Community Foundation of Palm Beach and Martin Counties, and Broward Partnership for the Homeless. For each of the targeted organization there was a topic area for discussion and a Forum member responsible for the scheduling.
- Ongoing advocacy with Palm Beach County concerning its Workforce Housing Ordinance, HES Purchase Assistance Process, and SHIP Local Housing Assistance Plan. This included the development of a series of recommendations for addressing challenges with the Purchase Assistance Process.
- Ongoing exchange of information and opportunities for collaboration among Forum members.
- Continued volunteer coordination support by BankUnited representative. (Florida Community Bank was acquired by another bank in 2019.)

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2020

- The onset of the global COVID-19 Pandemic in 2020, limited the Forum's activities to one member meeting in February.
- Forum members by necessity were focused on addressing the needs of the residents living in member developments, assisting community residents in accessing basic needs such as food, assisting families to be able to retain their homes, and navigating the safety and well-being of their own employees.
- In early 2020, Housing Leadership Council of Palm Beach County released a Structuring Proposal and Considerations for a Palm Beach County Bond Issue for Workforce and Affordable Housing.
- The COVID-19 Pandemic forced one of the Forum's member organizations Gulfstream Goodwill Industries ceased its housing initiatives programming at the end of 2020 to focus on its core programming and services. A second organization Habitat Housing Solutions also left the Forum, reducing membership to 12 organizations.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2021

- The Forum resumed meeting, now virtually, in April 2021.
- Meeting with Housing Leadership Council of Palm Beach County (HLC) Executive Director to discuss strategies for incorporating the nonprofit housing developer voice in the Palm Beach County Affordable Housing Plan which was under development by HCL. The Plan was a precursor to moving forward with efforts to secure a General Obligation Bond for workforce and affordable housing in PBC.
- Developed a Forum White Paper with nonprofit developer requests to HLC for inclusion in Palm Beach County Affordable Housing Plan. The document was widely shared with favorable feedback from various sources.
- A third public housing authority, Spectra Organization (Palm Beach County Housing Authority) was approved for Forum membership, increasing the number of Forum members to 13 organizations.
- Continued volunteer coordination support by BankUnited representative.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2022

- Members continued to meet at minimum quarterly.
- Continued focused engagement by Forum members to ensure that the nonprofit developer perspective was incorporated in the Palm Beach County Housing Plan under development by Housing Leadership Council.
- Forum members participated and provided prepared comments during the March 29th PBC Commission Affordable Housing Workshop where the Housing For All – Palm Beach County’s Housing Action Plan was presented and discussed. This meeting and approval of the Plan by the BCC was needed to move forward with a \$200MM General Obligation Bond request for workforce and affordable housing.
- Forum members advocated for the utilization of Bond proceeds for both affordable rental and home ownership development.
- With the BCC approval of the Housing Action Plan, efforts to secure voter approval for \$200MM General Obligation Bond in November 2022 moved forward. The Bond request was approved by the voters on November 6th, 2022. Funding would be available in 2023.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2022 continued

- Through the Forum's advocacy work during the March 29th PBC Commission workshop, HLC requested a list of Forum member projects in need of gap funding. Members were surveyed and a list provided to HLC.
- Forum members continued to advocate for policy changes to the Palm Beach County Workforce Housing Program including the preparation and submission of recommended changes to Palm Beach County administrators.
- The Forum received a membership request from the Delray Beach Community Development Corporation. Also, the two Palm Beach Habitat programs merged into one renamed Habitat for Humanity Greater Palm Beach County.
- While in March, the Forum members discussed and voted to approved the decision to incorporate the Forum as a nonprofit corporation and to apply to the IRS for a 501(c)(3) designation, prioritization on important advocacy efforts delayed movement on this action until September 2022.

Palm Beach County Nonprofit Housing Developer Forum Accomplishments During 2022 continued

- In September 2022, the members of the Forum reaffirmed their March vote to become a formally incorporated entity and to apply for IRS 501(c)(3) designation. The following are the founding member organizations:
 - Adopt A Family of the Palm Beaches*
 - Community Land Trust of Palm Beach County and the Treasure Coast*
 - Community Partners of South Florida
 - Delray Beach Community Land Trust*
 - Delray Housing Group (Delray Housing Authority)
 - Habitat for Humanity Greater Palm Beach County
 - Housing Center of the Palm Beaches (West Palm Beach Housing Authority)*
 - Neighborhood Renaissance*
 - Riviera Beach Community Development Corporation*
 - Spectra Organization (Palm Beach County Housing Authority)
 - The Lords Place
- *Incorporation Steering Committee Members
- Legal Aid Society of Palm Beach County agreed to assist with the incorporation process. BankUnited provided a grant to F.Y. Eye, a nonprofit branding and marketing organization located in NY to assist the Forum with the development of a name, logo and microsite.
- Continued volunteer coordination support by BankUnited representative.

Partners for Housing Palm Beach County, Inc. Accomplishments During 2023

- New name and log - Partners for Housing Palm Beach County, Inc.
- Incorporated in State of Florida – May 17th, 2023
- Inaugural Meeting of Partners for Housing Palm Beach County, Inc., - August 24th, 2023
- IRS 501(c)(3) Designation – Application is being prepared.
- <http://www.partners4housingpbc.org>
- In September, the Delray Beach Community Development Corporation was approved for membership in the Forum, bringing the membership to 12 organizations.

Questions?

Thank you!

Contact Information

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