

# FLORIDA HOUSING COALITION NEWS

## 2023 Celebrates a New Chapter for the Florida Housing Coalition



of Florida ALHFA. He will continue this work with Bascom Communications and former Senate President Ken Pruitt, of the P5 Group. The Sadowski Affiliates will now be headed up by Kody Glazer, Legal & Policy Director at the Coalition.

**Gladys Cook**, known nationally for her work at the Coalition as the Director of Resilience and Recovery, also retired from that position at the end of December. She will continue to be actively involved with the Coalition as a member of the

**Jaimie Ross**, president of the Florida Housing Coalition since 1992 and CEO since 2015, officially retired from those positions at the end of December. Her trailblazing work as facilitator of the Sadowski Coalition is now in the expert hands of Mark Hendrickson, Florida Housing Coalition Executive Committee Member, and the Executive Director

Executive Committee of the Board. She is succeeded by C.J. Reynolds. **Aida Andujar**, beloved by every SHIP office she has worked with during her tenure at the Florida Housing Coalition, also retired at the end of December and will be doing some consulting work while enjoying time with family in South Florida.

### BOARD UPDATES

The Florida Housing Coalition is proud to announce the appointment of two distinguished members to our Board.



GLADYS COOK

**Gladys Cook** – Former Florida Housing Coalition Director of Resilience and Disaster Recovery, will now serve on the Board as a member of the Executive Committee.



MARILYN DRAYTON

**Marilyn Drayton** – Senior Vice President and Community Development Manager for Wells Fargo, has moved from the Advisory Council to the Board.

# Honoring a True Affordable Housing Champion

SENATOR KEN PRUITT



FORMER SENATE  
PRESIDENT KEN PRUITT

1992 was a memorable year for a number of reasons: the Dow Jones Average is 3,301 - today it's around 34,000; the average monthly rent is \$519.00, the cost of a new house is \$122,500, and the average yearly income \$30,030. And, most notably, in 1992 the William E. Sadowski Affordable Housing Act became the law of the land in Florida. I share this with you to give some perspective and so we can appreciate how far we have come. Thirty years later, we celebrate the fact that the Sadowski Act continues to be one of the country's best, if not the best, in preserving housing needs for Florida's workforce and most vulnerable populations -- those struggling with homelessness, our veteran's, people with disabilities, and the frail and elderly.

We sometimes forget how many programs come and go in government, yet the Sadowski Act continues to thrive. I was fortunate enough to be one of the lawmakers to vote yes to that landmark legislation in 1992. The legislation increased the doc stamp to create the dedicated revenue source we see today for affordable housing. I was a Republican who voted for a tax increase and barely won my next election, but to this day, I recognize it as being one of the most important votes I ever cast during my tenure.

For each and every one of those thirty years, Jaimie Ross has led the way to ensure the funds are used to provide affordable housing to Floridians and not swept into general revenue. Through the Sadowski Coalition, Sadowski Affiliates and Sadowski Education Effort, along with the Florida local housing finance authorities, over \$5 billion has been appropriated for the Sadowski Act programs, SHIP and SAIL.

For thirty years, Jaimie has gathered partners, studied best practices from across the nation, and poured her blood, sweat, and tears into the unending fight to increase the production and preserve affordable housing in Florida.

Our fight to prevent the sweeps could not have happened without her tenacious support, and we honor her for the important role she has played year in and year out. Her continued advocacy has been crucial to the appropriation of funds for the Sadowski programs.

With all of our hearts in humble gratitude, we thank you Jaimie Ross for everything you have done for Florida's families over your decades of service.



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# Ashon Nesbitt Appointed CEO

## Board Chooses Experienced Affordable Housing Expert

SUZANNE CABRERA



SUZANNE CABRERA

"Speaking on behalf of our entire board, I could not be more pleased that Ashon Nesbitt will be the new head of the Coalition," said Suzanne Cabrera, Chair of the Coalition Board. "His extensive experience in housing financing and development, his vision and professionalism, and his championship of all our major initiatives make him the best choice. Ashon is known for building partnerships across public and private, for-profit and nonprofit sectors – he has the right combination of leadership skills, policy expertise, and commitment to affordable housing to lead the Coalition."

A respected community and nonprofit leader, Mr. Nesbitt transitioned from Chief Programs Officer and Technical Advisor with the Coalition where he has led the Community Land Trust Institute as well as the Center for Racial Equity to Chief Executive Officer, on January 1, 2023. During his tenure at the Coalition, Nesbitt has championed an expansion and professionalization of Community Land Trusts throughout the state, overseeing the development of nationally recognized and first of its kind the Community Land Trust Certification Program, which in 2021, led to six nonprofits receiving their Certification. Mr. Nesbitt is the author of the Coalition's innovative guidebook: *Eyesore to Asset: A Guidebook for Adaptive Reuse of Vacant Retail*, designed to aid local governments and business leaders in their search for new models for local economic development. Mr. Nesbitt has two Masters Degrees from the University of Florida; a Masters in Urban and Regional Planning and a Masters in Real Estate. He also holds a Bachelor of Science in Architectural Studies from Florida A&M University.

As CEO, Mr. Nesbitt will lead all of the Coalition's housing affordability production and preservation initiatives. "There is no doubt, we are in a housing affordability crisis in Florida. We need to work together closely with our statewide members and our Partners for Better Housing to implement strategies which will strengthen Florida's affordable housing production and preservation," stated Mr. Nesbitt. "It's exciting to be a part of the Coalition's next chapter, and I look forward to working with our talented Board and staff as we further build successful strategies and champion housing affordability best practices."



ASHON NESBITT

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**Amanda Rosado**, the Coalition's former Chief Strategy Officer, is now the Chief Operating Officer. As part of the executive leadership team, Amanda is responsible for maintaining and driving operations aligned with the Coalition's mission and

vision. Additionally, Amanda continues to provide training, technical assistance, and consulting to local governments, nonprofits, and community stakeholders to help prevent and end homelessness.



**Kody Glazer** has been promoted to Legal & Policy Director. Kody is part of the leadership team carrying out the Coalition's policy positions. He also heads up the Sadowski Affiliates work, funded by Wells Fargo. Kody continues

to provide technical assistance to local governments and nonprofit housing developers on zoning reform, policy design, and regulatory compliance to expand and preserve affordable housing.



**Elissa Plancher** has been promoted to Affordable Housing Development Program Manager. In this role, Elissa leads the Coalition's work in providing technical assistance to nonprofits in the Predevelopment Loan Program, a key resource for the expansion of the

affordable housing stock statewide, and training on the development process provided through Catalyst and other Coalition programs. Elissa has a diversity of housing experience, first joining the Coalition as a member of the Ending Homelessness team, and she holds a Master of Real Estate Development from the University of Arizona.



**Ali Ankudowich**, AICP, joins the Coalition as a Land Use and Planning Technical Advisor. Ali has significant community planning and design experience in promoting affordable housing. Her experience includes research, policy

analysis, community outreach, comprehensive plans, land development code, and engaging with the public and private sectors. Ali holds a master's degree in Urban and Regional Planning from the University of California, Los Angeles.



**Steve Kropp** joins the Coalition as an Affordable Housing Development Technical Advisor. Steve has a career in affordable housing spanning decades. Notably, he has been successful in producing over 5,000 apartments within

17 complexes throughout Central Florida, including a mix of tax credit housing, tax-exempt bond housing, and market-rate projects. In his role with the Coalition, Steve will support nonprofit developers across Florida to advance their affordable housing developments from predevelopment through construction.



**CJ Reynolds** joins the Coalition as the Director of Resilience and Disaster Recovery. CJ has worked with elected officials, staff, and stakeholders to support coordinated resilience planning, best practices, and programs. She has led

the development of the Resilience and Energy Assessment of Communities and Housing (REACH) initiative funded by JPMorgan Chase to help local governments integrate affordable housing and resilience planning. CJ is passionate about ensuring policies that promote resilience and keep Floridians safe in times of disaster.



**Matthew Wyman** joins the Coalition as the Finance and Operations Director. Matthew is an award-winning efficiency expert and is focused on improving and overseeing the Coalition's operations, finances, and human resources. Matthew

previously served the citizens of Leon County, Florida, as Housing Services Manager and SHIP Administrator. Matthew holds a master's degree in Business Administration and is a U.S. Marine Corps Combat Veteran.

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