

HOUSING & COMMUNITY DEVELOPMENT QUARTERLY



American Planning Association
**Housing and Community
Development Division**

Making Great Communities Happen

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of the American Planning Association

Historic Preservation and Community Development: The Villa Maria Apartments Rehabilitation

By Denis Russ, Community Development Director, Miami Beach CDC and Brian Gillis, Community Development Coordinator, City of Miami Beach

The Villa Maria Apartments, located in the Collins Waterfront Historic District of Miami Beach, is a great example of how a strenuous reconditioning of historic structures can use affordable housing to enhance community development and reduce blight in our older neighborhoods.

Originally built in 1924 as The

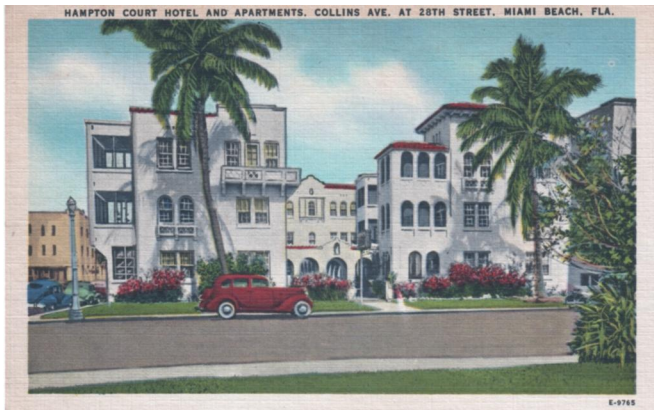
property had become a symbol of the institutionalization of urban core areas of our cities. In the name of “affordable housing”, the property was extensively rehabilitated in 1981 under the U.S. Department of Housing and Urban Development (HUD) project-based Section 8 program and re-named the Villa Maria Apartments. The unit configuration changed from the exclusive elegant seasonal resort with 19 spacious apartments to much smaller, affordable units. Overtime, development included the addition of barred windows and the replacement of the original landscaping theme with cement walkways.

Fortunately, in 2001 Villa Maria Apartment building was recognized in The Collin Water Front District

Designation Report of January 2001 as a contributing structure to Miami Beach’s historic preservation efforts. The report recognized that the Villa Maria Apartments were minimally altered, retaining the primary definition of the original period, and is a good project for restoration. Prominent architectural features described in the report were the cloister patio, rounded door and window arches, projecting balconies with pierced stucco, decorative balconets, barrel tile roof line, and the mission style parapets.

Yet, in 2004 the owner’s structural engineer and the Miami Beach Building Official declared the building unsafe and a Demolition Order was issued.

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Under threat of demolition and replacement by a luxury condo development, the City and community leadership rallied to protect this iconic historic building and preserve affordable elderly housing for today and tomorrow.

Hampton Court Apartments, this onetime elegant seasonal apartment resort is an iconic historical structure that has undergone much transition over its almost 90 year history. Built in a time when Miami Beach emerged as a winter resort attracting the very wealthy, the property is located a block from Miami Beach Drive – the beachside recreation promenade that linked the Pancoast and Roney Plaza Hotels. The apartments were designed in the Mediterranean style by Martin Luther Hampton a distinguished regional architect who trained at Columbia University and studied in Spain.

Throughout the years, this

Fall 2011

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HCD: Making housing and community development happen!

The HCD Leadership Team: Officer Profiles

Ryan Sherriff – HCD Chair

Ryan has been an American Planning Association (APA) member since 2005 and a member of the Housing and Community Development Division since 2008. He was elected as Vice Chair of HCD in 2010 and became the interim Chair in April of this year.

Ryan's well-rounded career path will be a great asset to the Housing and Community Development Division. In his current position as an Associate at Centerline Capital Group, Ryan serves as an asset manager for almost 50 affordable rental properties across the country funded through the Low Income Housing Tax Credit program. Prior to Centerline, Ryan spent three years as a Research Associate for the Center for Housing Policy, a national nonprofit organization that explores and advocates for the most effective policies promoting affordable housing across the U.S. Additionally, Ryan has worked with a real estate and economic development planning firm and an affordable residential development firm.

Ryan received his Master of City and Regional Planning degree from Georgia Tech and attended the University of Michigan as an undergraduate. Ryan currently lives in the Capitol Hill neighborhood of Washington, D.C.



Angela D. Brooks – HCD Vice Chair

Angela D. Brooks, AICP, has been very active in the APA for over a decade and is excited to expand her involvement as the interim Vice Chair of the Housing and Community Development Division. Her past APA involvement includes Vice Chair of Programs for Planning in the Black Community Division, Washington State Chapter Newsletter Editor, and served on the AICP Planning Technical Assistance Team that provided professional services to Henderson Point, MS.

In the professional arena Angela works for the Chicago Housing Authority as a Compliance Specialist. Angela spent over ten years in program management and site acquisition with extensive experience in program design, affordable housing and land use. Angela has previously served as a Technical Assistant for Project Based Vouchers for CHA, Associate Director of Real Estate Development for Heartland Housing, Program Manager for the City of Seattle Office of Housing, and Land Use Administrator for the City of Milton, WA.



Angela is an advocate of African Americans getting more involved in the land use process and to that end has served on the City of Seattle Planning Commission and Boundary Review Board for Martin Luther King, Jr. County in Washington. Angela is a licensed City Planner and holds a BA in Urban Studies from Jackson State University and a Master of Urban and Regional Planning from University of New Orleans.

We will bring you bios for other Officers - Annemarie and Lee Schoenecker - in the winter edition of HCD Quarterly.

APA President Recipient of the first Robert C. Weaver Distinguished Service Award from Hunter College

CHICAGO—APA President Mitchell Silver, AICP, was selected as the first recipient of Hunter College's Robert C. Weaver Distinguished Service Award through the Department of Urban Affairs and Planning. The faculty-created award recognizes individuals who, like the late Dr. Weaver, have made exceptional use of their talents and expertise to shape policies, implement plans, and serve as leaders in the urban professions.

Silver was selected to receive the award due to his many accomplishments over his 25-year planning career. He was presented with the award at the Urban Dialogue & Award Ceremony, Friday, Sept. 16. The event included "Planning and Community: A Conversation with Mitch Silver," a dialogue

between Silver and his former professor and mentor Dr. Eugenie Birch, FAICP. Birch is the Lawrence C. Nussdorf Professor of Urban Research and Education, Chair of the Graduate Group in City Planning, and Co-Director of the Institute for Urban Research at the University of Pennsylvania. The event took place at the Roosevelt House Institute for Public Policy.

"Mitch Silver is an exemplary city planner. He has the courage to lead and the wisdom to listen," said Birch. "He has shared his knowledge tirelessly whether it is mentoring students or colleagues, contributing endless hours to APA or co-editing the latest version of the Green Book. He is the perfect recipient of the Robert C. Weaver Prize."

See www.planning.org/newsreleases/2011/sep09.htm for more.

Greetings from the HCD Chair

Fall may be the most transformational season of the year, and so it seems fitting that this season marks a transitional time for the Housing and Community Development Division.

Due to an increasingly busy schedule in his role with the Federal Housing Finance Agency, Nelson Hernandez has stepped down as Chair of HCD. I have agreed to take on the Chair role in the interim and would like to thank Nelson for his leadership roles with the Division over the last several years. To serve in my former position as Vice Chair, HCD leadership has appointed long-time member Angela Brooks of the Chicago Housing Authority. We know Angela will be a great addition to the Division's leadership and look forward to working with her. You can learn more about Angela and me in the *Officer Profiles* on page 2 of this newsletter.

In addition to the change in leadership (see page 8 for full list), HCD officers have been working with APA staff and the Divisions Council to build a more robust Division. We have created several committees composed of dedicated members with expertise in areas such as membership development, communications and marketing, newsletter production, and policy advocacy. These committees will help us provide more to you – our members – as well as increase our ability to effect positive changes in housing and community development policies and practices. You can see the team we have assembled in the leadership roster on page 8.

The coming of fall also marked APA's 2011 Federal Policy & Program Briefing and Planners' Day on Capitol Hill. Angela and I attended this event and found it to be a great opportunity to network with other APA division leaders, as well as to discuss vital policy issues that affect the planning profession and the

state of communities across the country. You can read more about this great event in Angela's article in this issue.

Although it is months away, HCD is well into organizing our by-right session at next year's APA National Conference in Los Angeles. We have selected a proposed session focused on innovative transportation and smart growth policies and programs recently implemented in southern California. Our By-Right Session Proposal Coordinator, Lee Schoenecker, has provided an overview of the session in this issue.

The recent changes within HCD signify the Division's commitment to better serving our members and to having a greater influence on housing and community development in the planning and policy arena. Our newly created committees give us greater capacity and more guidance.

However, our most important source of input and guidance is you – our collective membership. This is a vital time for Division leadership to learn more about your needs and interests and to have you participate directly in our current and future initiatives. We encourage all members to provide us with ideas and feedback at any time and we will be reaching out to you over the coming months to hear your thoughts and seek your help.

On behalf of the entire HCD Leadership team, we hope all of you have an enjoyable and productive fall. We will be back in touch soon.



Ryan Sherriff

HCD Financials - Annual Report: Oct. 1, 2010 - Sept. 30, 2011

Beginning Balance Oct. 1, 2010 \$11,267

Revenues

Dues revenue from national office \$3,455

Total revenue \$14,722

Expenditures

Newsletter \$878

Annual business meeting \$1,065

Officer travel to conferences \$2,418

Reception at national conference \$500

Student research awards \$3,000

Total expenditures \$7,861

Balance September 30, 2011 \$6,861



American Planning Association Fall Leadership Retreat

By Angela Brooks, AICP

The fall Leadership Retreat was held Sept. 17 – 18, 2011 in Washington, D.C., in conjunction with the Federal Policy Briefing. The meetings bring APA and AICP board members, Chapter Presidents, Division leaders and others together to discuss the priorities of the organization and to conduct various business meetings and networking opportunities.

Lead, Inspire, Innovate!

APA President Mitch Silver stressed the theme of: “**Lead, Inspire and Innovate**”. These are words you will hear throughout his term. A call to action of what we as planners should be doing each day. The leadership retreat emphasized the importance of planners stepping up to be leaders and not avoiding confrontation and waiting for others to fight for the vision we create. We must ensure our message is concise and meaningful so people can understand why planning is relevant and crucial for the rebuilding of the economy and sustainable communities that thrive. This is more important than ever as the profession continues to see attacks from groups, such as the Tea Party and others. During a presentation by Robin Rather, CEO of Collective Strength, several examples of opposition messages were highlighted demonstrating the need for APA as an organization to be on the forefront of development the planning story. Members can expect a revised Planners Communication Guide with tools to help divisions, chapters, and members to skillfully tell the story.

The Divisions Council (DC) also held its fall business meeting during the retreat. The Divisions Council consists of Presidents of each Division and elected leadership. Over the last few years the DC has raised questions about the amount of administrative fees collected for divisions versus

chapters. Michael Welch, APA Director of Leadership, presented on his report comparing chapter and division services and fees. He illustrated that APA subsidizes division operations each year and provides more services to divisions than to chapters, which is reflected in the difference in fees collected. For chapters APA administrative fees are roughly \$2.92 per member; or for divisions, the fee is \$7.50 per member.

To assist the divisions in generating revenue APA is providing each division the opportunity to host webinars and charge fees to participants. For a fee APA will host and collect registration fees for the webinar. HCD leadership is looking at this potential resource for member benefits and of a potential service for the division. Over the next few months members will hear more about division sponsored webinars and call for volunteers interested in developing programs.

APA's Divisions Council is spearheading initiatives on topics of interest to planners and the public. During the DC meeting representatives discussed ways for each division to engage their membership in each of the current initiatives:

- Planning for a More Dynamic Population
- Aging & Livable Communities
- Food System Planning
- Airports in the Region

Throughout the next year each division will publish articles on the initiatives and how they pertain to their planning area of specialty.

The Fall Leadership Retreat was a great way for HCD leadership to meet and convene together as well as speak with other division council leadership to brainstorm ideas and prepare to move forward to another great year.

Welcome New HCD Members since May 2011

Tyron K. Bey
Richmond, Va.

Pauls M. Harvey
Oldsmar, Fla.

Christi J. Moncrief
Cedar Park, Texas

James B. Snyder
Falls Church, Va.

David T. Downey
Washington, D.C.

Leslee T. Alexander
Nashville, Tenn.

Kelley Chrisse
Yorkville, Ill.

Darrel Ramsey-Musolf
Madison, Wis.

Carolyn E. Bell
Atlanta, Ga.

Patrizia T. Barbone
St. Lazare, QC

Amy Logan
Ames, Iowa

Marcus M. Sproll
Orange, Calif.

Jennifer Russell
Big Lake, Minn.

Jason A. Greenspan
Asbury Park, N.J.

HOW CALIFORNIA IS INTEGRATING PLANNING FOR TRANSPORTATION, LAND USE AND HOUSING

By Lee Schoenecker, HCD Session Proposal Coordinator

It's not too early to start talking about the 2012 National Planning Conference in Los Angeles this coming April. The Sessions Proposal Committee selected a presentation illustrating how the State of California approaches affordable housing from a regional level.

Some very interesting things are going on in California in the realm of urban and regional planning, in general, and in the domain of affordable housing in particular. For the last 30 years, the State of California Department of Housing and Community Development has been reviewing the mandated housing elements of local government general plans to determine their compliance with state housing element law. This same California agency determines the regional housing needs for regional councils of governments (COGs) in four income categories, very low, low, moderate and above moderate. The COGs then work with local governments to disaggregate or allocate the regional targets to the local agencies (cities and counties) within their respective boundary. This process is known as the Regional Housing Needs Assessment (or Allocation), which is

undertaken before each housing element cycle.

Within the last three years, California has enacted one of the most forward-looking climate change pieces of legislation in the country — Senate Bill 375. Under Senate Bill 375, at the regional level, planning for housing, land use, transportation, and climate change must now be considered as one integrated process. This includes working with local governments whose responsibility is to plan and zone for housing and other land uses in a way that reduces greenhouse gases.

Panelists who will discuss the above policies and programs are some of California's key players in making the process work. Panelists include:

Cathy Creswell is the Acting Director of the California Department of Housing and Community Development. Cathy has been a senior civil servant working for State of California Department of Housing and Community Development for over twenty years. She has played a major role in the development of the State's housing provisions described above.

Susan Baldwin is a Senior Regional Planner and project manager for the Regional Housing Needs Assessment (RHNA) program of the San Diego Association of Governments (SANDAG). Susan has been SANDAG's housing coordinator for over a decade and worked with the state HCD and local jurisdictions in the San Diego region on three RHNA processes.

Jacob Lieb holds a similar position for the Southern California Association of Governments (SCAG) and will describe how this process works in the greater Los Angeles area of 17-18 million people.

Moderator **Robert Leiter** was the Director of Land Use and Transportation Planning for SANDAG until 18 months ago. He now works for several large regional planning agencies in California as well as with several state agencies in making SB 375 work. This includes developing policies and processes to help implement the integration of planning for housing, land use and transportation.

Look for more information in the next edition of HCD Quarterly.



APA will hold the 2012 National Planning Conference

April 14-17 in Los Angeles at the

Los Angeles Convention Center.

Explore Southern California and reconnect with colleagues.

<http://www.planning.org/conference/>

From MIAMI, page 1

In its place, the owner proposed replacing it with a new luxury condominium building.

Concerned with the anticipated loss of affordable housing and the demolition of one of the City's earliest historic buildings, then Commissioner Matti Bower formed a coalition to appeal the Demolition Order before the Miami-Dade County Unsafe Structures Board. Supported by the building's tenants, the Miami Design Preservation League, and a handful of other preservation advocates, the appeal was granted and the Miami



Prior to the renovations.

Beach Community Development Corporation (CDC) was asked to develop a plan to acquire and rehabilitate the property.

The international Architectural Firm of Perkins & Will served as facilitators of an integrated green design charrette and were joined by local project architects Giller & Giller, Inc. Together they developed a design program to comply with both the Secretary of Interior's Standards for Rehabilitation and Enterprise/ Green Communities Criteria.

The plan development process initiated an integrated approach that included a system planning / construction approach that assured community and environmental resources were brought into the redesign process. This involved: location and neighborhood fabric choices to achieve resource efficiencies; site improvement plans designed to minimize environmental impacts and construction costs; water conservation and energy efficiency features designed to decrease operating costs; and materials selection and construction practices employed to protect the environment. These plus other operations and management practices contribute to cost efficiency and resident health.

The plan called for a total rehabilitation of the building including interior rehabilitation of all building systems, substantial structural repair, exterior and interior rehabilitation, and the restoration of the original historic building. Efforts included restoration of the cloister courtyard, appropriate treatment of the 1980 modifications, redesigned doorways and new impact resistant windows to match the original fenestration. In addition, second and third floor passageways were brought back to the original building design and hand railing design on the second floor elevation was replicated on the third floor.

Renovation of the exterior yard area included replacement of security bars, fencing, and the front gate by reconfiguring the grading and paving of ramps, the replacement of the concrete

deck at the front of the building with permeable landscaping, the restoration of stucco exterior and replacement of decorative features. The total result was a redesign that effectively removed the "institutional look" and returned the building to its original attractive open aired landscaped design.

The return to the interior and exterior elements of the original 1924 building showed the commitment of Miami Beach and the CDC to promote affordable housing and to do so with a strong commitment toward community planning that encouraged a return to the once eloquent historic ambiance of this community.

Anna Parekh, Director of the City of Miami Beach Department of Real Estate, Housing and Community Development said, "This project is a superb example of preserving the City's history and putting it to use as affordable housing for the elderly." Villa Maria Apartments was recognized by both the Florida Trust for Historic Preservation and the Florida Redevelopment Association as the best affordable housing project in the State in the following respects:

Affordable Housing. Community advocacy, inter-government cooperation, and technical expertise were here combined to achieve historic property rehabilitation and adaptation of elegant seasonal resort accommodations as community-based elderly affordable housing.

Sustainable Green Building. This is the first multi-unit property in South Florida by a non-profit, community-based developer to be planned, constructed and operated compliant with best sustainable green-building practices guided by Enterprise / Green Communities Criteria.

Financial Structure. Acquisition and rehabilitation costs for Villa Maria Apartments total \$9 million. These funds were made available from multiple jurisdictions — \$4.2 million of City of Miami Beach Office of Real Estate Housing and Community

See MIAMI, page 7



The new entrance.

HCD Elections: Participate in the Future of HCD!

It is that time again! Every two years HCD holds elections for the three Executive Committee positions: Chair, Vice Chair and Secretary/Treasurer. This year, the APA Divisions Council will spearhead the election process for us. You will be getting a notice soon asking you to nominate someone (or yourself) for one of these positions. Elections will be held December-January and officers will start their terms in April (immediately following the Annual Business Meeting at the APA National Conference in Los Angeles).

If you are interested in running for a position – or you think a colleague would be perfect for the job - please forward contact information to Marj or Susan. The current Executive Committee encourages all of you to volunteer – being an officer, while sometimes frustrating and sometimes time consuming – is also quite fulfilling: you get to know your fellow HCD members, you meet leaders from other Divisions and Chapters, and you get to contribute to the future of HCD and other Divisions as a whole.

Contacts for Election Info

<http://dev.planning.org/divisions/housing/>
for position descriptions, eligibility and
election timetable

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Susan Turner

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Connect with HCD Through Social Media

The APA Housing and Community Development Division is now on Facebook and LinkedIn. It is a steady stream of resources through a lively and meaningful dialogue among our members. APA also has an excellent policy blog. Check out the sites:

<http://on.fb.me/HCDFacebook>

<http://linkd.in/HCDLinkedIn>

<http://blogs.planning.org/policy/>

These services are meant to serve as a forum for relevant issues related to community development, housing and planning. They provide a way for students and professionals in the field to connect to one another and share information. Please join the discussion by posting your thoughts, opinions, pictures, stories, and of course questions for the group to respond.

We will be updating the Facebook page and LinkedIn group as often as possible with new topics and division-related events. We hope to create a lively atmosphere for discussion and exchange of ideas from people like you... so please don't be afraid to post something!

And don't forget to click the "Like" button on the Facebook page. We look forward to seeing you in cyberspace!

From MIAMI, page 6

Development funds, \$2.2 million of Miami-Dade County funds and \$2 million in State Housing Funding. Additional resources of \$7 million will make possible 36 units of additional housing for the elderly on the site of the adjacent parking lot.

Project Income Range. The covenanted Land Use Restriction Agreement requires that 25 percent of units be available for Extremely Low-Income (ELI) households (below 34 percent of Area Median Income or AMI) with the balance of units available for other low-income households (below 70 percent AMI).

HUD Participation. Significant Community Development Block Grant Program (CDBG) (\$500,000) and HOME Investment Partnership (\$4.6 million) block grant funding; Allocation of Section 202, Elderly Supportive Housing (\$5.2 million); Technical Assistance provided throughout the planning and construction.

Neighborhood Revitalization. Related neighborhood projects include the Route A1A reconstruction by the Department of Transportation and an infrastructure upgrade by the City of Miami Beach Capital Improvement Program. Miami Beach CDC, which spearheaded the economic revitalization of the Art Deco District, works in target areas such as the John Collins Waterfront Historic District to preserve affordable housing, strengthen residential neighborhoods, and improve the quality of life for all those who live and work and visit the city.

Demonstrative Impact and Influence. *Building Lives* is the accompanying 50-minute documentary film produced by the organization depicting the challenges and accomplishments in the preservation of affordable housing and our historic buildings. The film is highlighted by the poignant artistry of Villa Maria's tenants and narrated by staff and community leaders who contributed to the project's success. The film includes a brief history of the preservation movement in the City of Miami Beach and *The Story of the Miami Beach Community Development Corporation*.

Housing and Community Development Division Roster

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