

WAKE UP MIAMI – It's Time to Take Control

The Office of Commissioner Michelle Spence-Jones, District 5, & the City of Miami Community Redevelopment Agency (CRA) Invite Developers to
A Refresher Course in Affordable & Workforce Housing Basics
Saturday, May 17, 2008, 8 a.m.- 5 p.m.
Community Redevelopment Agency (CRA) Board Room
49 N.W. 5th St. Miami , FL 33128

Creating quality affordable housing requires confident analysis in building where the market has been unable to meet the demand while also knowing how to use public and private resources. Join us for a one-day workshop intended to bring together seasoned developers and developers new to public sector financing, local housing agency staff, lenders, and other persons engaged in the creation, funding, development and preservation of affordable housing in District 5 to review available tools, resources and strategies.

Tom Zuniga, Managing Director of DSG Community Marketing Services and Program Manager of the University of South Florida's Professional Certificate Program in Community Real Estate Development, will facilitate the workshop which is co-sponsored by the FIU Metropolitan Center. **Michael Cannon**, President of Integra Realty Resource Group (IRR.com), will serve as guest speaker and address current market conditions. Other workshop topics will include:

○ **Affordable /Workforce Housing Fundamentals**

Review the affordable housing development process. Experienced practitioners will discuss project assessment and planning, site selection, construction and marketing and will share ideas and tips for qualifying homebuyers and identifying subsidies.

○ **Making the Financial Pieces Fit**

Learn how to access and combine HOME, SHIP, Surtax, HOP and other financing sources to fund affordable and workforce housing projects. Experienced practitioners will provide financial feasibility tools for blending resources. Participants will learn how to create project budgets, timelines, development proformas and model development scenarios.

○ **Multifamily Development: Deal Structuring and Problem Solving**

Learn how to analyze the feasibility of a project, create a financing plan, determine the financing gap and assess the amount of equity a project will receive. The key components of determining multifamily housing financial feasibility will be addressed.

Participants are encouraged to bring a "hard-to-do-deal" to the session in order to engage experts in discussions on combining financial resources on typical deals. As a follow-up to this workshop, developers are *strongly encouraged* to attend the **DISTRICT 5 WAKE UP MIAMI 2008 Housing Forum** on **Saturday, May 31, 2008**, where they will receive a **Community Development Training Certificate**.

RSVP: By Thursday, May 15th to Hilda Tejera at 305-679-6814.

Parking: A limited number of spaces are available in the rear parking lot of the CRA office building (along NW 6th Street). Otherwise, metered parking is available along side streets around the CRA building.

For additional information on the CRA, please visit: www.miamigov.com/cra