

Kevin C. McCarthy
Kevin.McCarthy@vesaraton.com
941.894.9499

Education	Licenses and Certifications
Florida State University (Current Student) Master of Business Administration Concentration: Real Estate Finance	Florida Real Estate Broker Lic. Number: BK3233509
University of South Florida, 2012 M.A., Urban & Regional Planning Concentration: Housing and Community Development	Florida Community Association Manager Lic. Number: CAM39863
University of South Florida, 2008 B.A., Political Science	American Institute of Certified Planners (AICP) ID Number: 272801

Publications and Presentations

[Federal Neighborhood Stabilization Policy Deployment in Select Florida Jurisdictions](#)

- Thesis submitted in partial fulfillment of the requirements for the degree of Master of Urban and Regional Planning.
- Mixed methods research to examine the effectiveness of the first round of the federal Neighborhood Stabilization Program in three Florida jurisdictions. The results are analyzed within the larger context of substantive housing theory and federal housing policy.

[The Impact of Federal Court's Decision on Fair Housing](#)

- Published in Fall 2015 newsletter of the American Planning Association Housing & Community Development Division.
- An article describing the recent shifts in the state of fair housing regulation following the decision of the United States Supreme Court in *Texas Department of Housing and Community Affairs v. the Inclusive Communities Project* and the issuance of the Affirmatively Furthering Fair Housing final rule by the Department of Housing and Urban Development.

[The Florida Housing Areas of Opportunity Strategy](#)

- Presentation of Florida Housing's proposed methodology for designating Areas of Opportunity where financial incentives are available to developers of affordable housing.
- Presented at a public workshop held in Tallahassee, Florida on January 29, 2016.
- Intended to educate program participants and the public about recent changes in fair housing policy as well as basic concepts of geographic information services.

[Palmetto Community Revitalization Area Business Survey](#)

- Designed and implemented a survey of business owners operating within the Palmetto Community Revitalization Area throughout January and February of 2012.
- Presented findings to the Community Revitalization Agency Board at its March 13, 2012 meeting.

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Professional Experience

Florida Housing Finance Corporation - Policy Administrator Tallahassee, Florida

December 2014 - June 2017

Florida Housing is the state housing finance agency and tax credit allocating agency for the state of Florida. Functionally related to the Florida Department of Economic Opportunity, the Corporation is governed by a seven-member board of directors appointed by the Governor.

- Administer the Multifamily Energy Retrofit Program (MERP).
- Develop the Areas of Opportunity strategy.
- Manage development of GIS applications for internal and external users.
- National Housing Trust Fund - stakeholder workshops and first draft of state plan.
- Administer the ReCapitalization Initiative to implement Capital Needs Assessment standards.

Beneficial Communities - Lead Processor/Underwriter Sarasota, Florida

October 2013 - December 2014

Beneficial was the 28th most productive affordable housing developer in the United States in 2014 and 20th in 2015. During this time, the company was the third most productive Florida based affordable housing developer. Through its affiliate, Communities for Veterans, the company is a national leader in the development of permanent supportive housing for homeless veterans.

- Prepared applications for funding (tax credits, state housing trust funds, PBRA, etc) through competitive solicitations issued by state and federal agencies.
- Prepared proposals and statements of qualifications in response to public housing authority and local government RFQs and RFPs soliciting co-developers.
- Coordinated due diligence, underwriting, and post-award activities.

City of Sarasota - Neighborhood Planning Technician Sarasota, Florida

September 2012 - October 2013

The City of Sarasota is a mid-sized municipality in southwest Florida. The full-time population of the city is about 50,000. Sarasota is also the principal city of a larger metropolitan area with a total population over 700,000. The City's Comprehensive Plan includes a Neighborhood Plan and the City's development review process includes a processes of actively engaging neighborhood organizations. The City recognizes well over 30 neighborhoods, some are voluntary organizations, but many are community associations.

- Facilitated Community workshops required prior to submission of applications for development review. Community workshops provide a forum for constructive dialogue between citizens and developers with the goal of reducing the number of issues that remain outstanding during the public hearing process.
- Reviewed building permit applications and business tax receipts for compliance with the City of Sarasota Zoning Code.
- Drafted zoning confirmation letters.
- Served on the Development Review Committee.

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**University of South Florida Community Initiative - Graduate Assistant
Tampa, Florida**

2011 - 2012

- Graduate Assistant to Robin R. Jones, Senior Instructor, and Director of USF Community Initiative. Courses assisted include:
 - Legislative Internship Program (LIP);
 - Tallahassee Internship Program (TIP);
 - Introduction to Urban Studies; and
 - Introduction to Community Development.

**City of Palmetto Community Redevelopment Agency - Planning Intern
Palmetto, Florida**

2011 - 2012

- Created an inventory of available commercial properties and underutilized real estate within the Community Redevelopment Area.
- Designed and implemented survey of businesses operating within the redevelopment area.
- Drafted report of findings and made presentation to the CRA Board.
- Created promotional material for business recruitment.
- Researched feasibility of creating a public housing authority.

**Exit Creative Realty - Sales Associate
Sarasota, Florida**

2010 - 2012

Professional Organizations

American Planning Association

- Member since 2011
- Sarasota-Manatee sub-section representative 2013
- Member of the American Institute of Certified Planners since 2016

Florida Planning and Zoning Association

- Member since 2011
- Vice President of Financial Affairs 2015
- Member of State Board of Directors 2013-2014
- Gulfcoast Chapter Board of Director 2013-2014
- 2012 Student Award and Conference Scholarship

Community Associations Institute

- Member since 2017