

# **RALPH ROSADO, PhD, AICP, CNU-A**

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## **EDUCATION**

### **PhD, City and Regional Planning, 2015**

University of Pennsylvania

University Full-Tuition Fellowship

Dissertation: *What Will the Neighbors Say? How Differences in Planning Culture Yield Distinctive Outcomes in Urban Redevelopment: The Example of the Community Benefits Agreement Trend*

Committee: Eugénie L. Birch (chair), John Landis, Laura Wolf-Powers

### **Master in Public Affairs & Urban and Regional Planning, 2004**

Woodrow Wilson School of Public and International Affairs

Princeton University

Full Tuition Scholarship

### **Master of Arts in English, 2003**

Florida International University

### **Bachelor of Arts in English, Honors Program Graduate, 1996**

Florida International University

Cum Laude, Inducted into FIU's Phi Kappa Phi Academic Honor Society, Leadership Honor Society, Order of Omega Honor Society, Mortar Board Honor Society, English Honor Society, and Golden Key Honor Society

## **RESEARCH & TEACHING INTERESTS**

Affordable Housing, Community and Economic Development, Local Policy-Making, Civic Engagement

## **ACADEMIC APPOINTMENTS**

**Adjunct Faculty Member**, Bachelor of Urban and Regional Planning Program, School of Urban and Regional Planning, Florida Atlantic University, 2018-present

**Senior Research Fellow**, Metropolitan Center, Florida International University, 2014-present

- Advise local governments and nonprofits on economic development and urban planning matters
- Appear on English- and Spanish-language local TV and radio stations, to discuss land-use and sustainability matters
- Serve as member of South Florida Housing Studies Consortium, researching and developing data-driven strategies that promote affordable housing for low- and moderate-income households

- Instructing midcareer government and business professionals on policy-making skills

**Adjunct Faculty Member**, Masters & Executive Masters in Public Administration Programs, Department of Public Administration, Florida International University, 2014-present

**Co-Creator and Co-Instructor**, Community Scholars in Affordable Housing Program, in partnership with the University of Miami, the South Florida Community Development Coalition, and Catalyst Miami, 2014-present

**Research Assistant** to Assistant Professor Laura Wolf-Powers, Department of City and Regional Planning, University of Pennsylvania, 2009

## **PROFESSIONAL EXPERIENCE**

**President, Rosado & Associates**, 2014-present

- Provide county and municipal governments across the US, nonprofits, and foundations with urban planning, grant writing, and strategic economic development consulting services
- Clients include Miami-Dade County's Public Housing and Community Development Division; the City of Charleston, South Carolina; the Miami Foundation; the Health Foundation of South Florida; and over a dozen cities in South Florida

**Assistant City Manager, City of North Miami Beach**, North Miami Beach, FL, 2014

- Served as second-highest-ranked administrator of a city with over 42,000 residents and a budget in excess of \$110 million
- Oversaw the city's Planning and Zoning, Building, Code Enforcement, Capital Improvements, Business Tax Receipts, Governmental Affairs, and Grants Departments, and its Community Redevelopment Agency

**Executive Director, South Florida Community Development Coalition**, Miami, FL, 2012-2014

- Oversaw the daily operations and strategic direction of a nonprofit organization whose members – non-profit developers, lenders, businesses, and individuals — work to ensure that Miami-Dade neighborhoods are livable, safe, and economically vibrant
- Increased membership from 59 to almost 100 institutions
- Helped secure the only Citi Bank “Partners in Progress” Grant awarded in the southern United States, for crafting a Revitalization Strategy for the Liberty City Neighborhood
- Launched the Economic Community Partnership, a consortium of agencies dedicated to facilitating the funding and creation of small businesses in South Florida

**Director of Urban Design and Neighborhood Revitalization, Corzo, Castella, Carballo, Thompson, Salman, PA**, Coral Gables, FL, 1998-2000, 2009-2012

- Directed the firm's city planning and grant writing services, and co-directed the firm's architecture department, including supervision of over twenty employees
- Oversaw the design of major capital projects, prominent main streets, and downtowns, including the redesign of North Bay Village's Kennedy Causeway and Riviera Beach's 28-acre Marina Place

- Secured over \$7 million in federal, state, and county grants for the firm's clients, for capital improvement projects

**Vice President, R&E Developers, Miami, FL, 2004-2009**

- Administered land purchases, financing, design, permitting, construction, and sales of over two hundred single-family, multifamily, retail, office and mixed-use units, including supervision of five employees and over eighty subcontractors
- Researched potential project sites, including meeting with local officials, and performing financial analyses

**Revitalization Consultant, Urban and Regional Planning Workshop: Revitalizing Journal Square, Jersey City, New Jersey, 2003-2004**

- Served as part of a seven-person Princeton University team that assessed demographic, cultural and economic conditions of 24-block Journal Square area of City of Jersey City, NJ
- Presented local elected officials, the Jersey City Economic Development Corporation, and community stakeholders with a final report, a brochure and a PowerPoint presentation, detailing recommendations for revitalization

**White House Graduate Intern, United States Department of Housing and Urban Development (HUD), Washington, DC, 2003**

- At the invitation of President Bush, facilitated creation of a new federal HUD Office, entitled *America's Affordable Communities Initiative*, designed to streamline HUD's housing regulations
- Helped to develop a strategy for how HUD can compel federal, state and local governments to reduce regulations that hamper the construction and renovation of affordable housing
- Drafted a brochure mailed to all 25,000 US city and county mayors and managers, indicating how to facilitate new affordable housing

**Director, South Miami Community Redevelopment Agency, South Miami, FL, 2002**

- Managed the daily operations of a nonprofit responsible for revitalizing a disadvantaged neighborhood
- Oversaw programs to construct or rehabilitate over a dozen homes, renovate area parks, and provide social services

**Assistant to the City Manager, City of South Miami, South Miami, FL, 2000-2002**

- Secured and administered over \$10 million in grants for capital improvements
- Directed the city's relations with federal, state and local governments
- Helped to oversee all departments, totaling over 80 city employees
- Co-led over one hundred fifty residents, business owners, and city officials during the city's triumphant 2001 effort to be selected an All-America City, the US's most prestigious municipal award, bestowed upon only 10 cities nationwide annually

**Assistant to the Mayor, City of Sweetwater, Sweetwater, FL, 1997-1998**

- Served as top-ranked employee in strong-mayor form of government, overseeing all departments

- Secured and administered over \$2.3 million in federal, state, and county grants for capital and social service needs

## **PROFESSIONAL CERTIFICATIONS**

Achieved accreditation by the Congress for the New Urbanism (**CNU-A**), 2011-present

Achieved certification as a City Planner by the American Institute of Certified Planners (**AICP**), 2010-present

Achieved certification as a **Charrette Facilitator** by the National Charrette Institute, 2009-present

## **AWARDS AND DISTINCTIONS**

Recipient, “**Best of Miami**,” annual community leadership award, by *Miami Today*, 2016

Recipient, **Public Space Challenge Award**, for *Top Them Off!*, an initiative to install covered bus shelters countywide, 2015

Led the team that secured the **Best Grassroots Initiative Award**, by the American Planning Association’s (APA) Florida chapter, 2015, and the APA’s Miami-Dade/Monroe chapter, 2014, for the citizen-led initiative to create a new park in an underserved area

Served as part of team selected as **Outstanding Public Interest Group**, by the APA Florida chapter, 2015

Served as part of team selected for **Best Comprehensive Plan – Small Jurisdiction**, for *the City of North Miami Beach Downtown Master Plan*, by the APA Florida chapter, 2015

Led the team that secured the **Best Plan Award**, for the *Sweetwater Town Center Master Plan*, by the Miami-Dade/Monroe Chapter of the American Planning Association, 2014

Named **Top Latino Leader of Miami**, by *Latino Leaders Magazine*, 2013

Named a **Miami Leader**, one of Miami’s Top Nonprofit Executives, by the Miami Foundation, 2012

Led the team that secured the **Henry Flagler Award for Visionary Planning**, for the *Pinecrest Parkway Vision Plan*, by the Miami-Dade/Monroe Chapter of the American Planning Association, 2012

Led the team that secured the **Grassroots Initiative of the Year Award**, for *Bayfront Parkway*, a weeklong Tactical Urbanism installation on Biscayne Boulevard in Downtown Miami, by the Miami-Dade/Monroe Chapter of the American Planning Association, 2012

Led the team that secured the **Best Plan Award**, for the *Key Biscayne Golf Cart Master Plan*, by the Miami-Dade/Monroe Chapter of the American Planning Association, 2011

Served on the team that secured the **Best Implementation of a Plan Award**, for *Revitalization of Downtown South Miami*, by the Miami-Dade/Monroe Chapter of the American Planning Association, 2010

Chosen to participate in the Miami Foundation's highly-selective **Miami Fellows** leadership program, 2008-2010

Completed the Greater Miami Chamber of Commerce's **Leadership Miami** Program, 2004-2005

Selected for the National Congress for Community Economic Development's **Emerging Leaders in Community Development** Program, 2003

Elected as first Hispanic in Princeton University's history to serve as **President** of the university's Graduate Student Government for Public Affairs, 2003

Selected as the City of South Miami's **Manager of the Year**, 2001

Recognized as FIU's **Outstanding Senior of the Year**, 1995

Elected **Vice President** of FIU's Student Government Association, 1994-1995, **Vice President** of Sigma Phi Epsilon Fraternity, 1994-1996, and chosen **Fraternity Member of the Year**, 1995

## **PUBLICATIONS**

### **Book Chapters**

Rosado, Ralph. "How Community Benefits Agreements Promote Inclusive, Equitable Neighborhoods," Forthcoming in *What Works to Promote Inclusive, Equitable Mixed-Income, Mixed-Use Communities*, Federal Reserve Bank of San Francisco, 2019.

Rosado, Ralph. "Regulatory Barriers to Home Construction and Rehabilitation," in *The Project for Lean Urbanism*. Center for Applied Transect Studies, 2015. Online.

### **Brochures/Reports**

Greiner, Kevin T., **Ralph Rosado**, Jorge Damian de la Paz, Edward Murray and Robin Bachin. *The Dynamics of Housing Affordability in Miami-Dade County*. South Florida Housing Studies Consortium, 2017.

Principal Author for the Brochure, *America's Affordable Communities Initiative: Are These Homes Affordable?*, US Department of Housing and Urban Development, 2003.

<https://archives.hud.gov/initiatives/affordablecommunities/regulatoryreform.pdf>

### **Popular/Professional Works**

Rosado, Ralph. "This Is What Happened When I Went a Month Car-Free in Miami," *Code for Miami* online journal, July 23, 2016.

Rosado, Ralph. "Fix Our Park!", *New Tropic*, March 24, 2016.

Rosado, Ralph. "By Growing Jobs, Miami Can Grow Stronger," *Miami Herald*, September 25, 2013.

Rosado, Ralph. "Miami Must Lead Our Region to Sustainable Economic Development," *Diario las Americas* and *Miami Herald*, August 6, 2013.

Rosado, Ralph. "A More Accessible, Affordable Miami," *Miami Herald*, December 26, 2012.

### **Under Review**

Rosado, Ralph. *What Will the Neighbors Say? Community Benefits Agreements and Urban Redevelopment*, book length manuscript, under review by University of Pennsylvania Press

Rosado, Ralph. "Community Benefits Agreements: When Conventional Public Participation Processes Fall Short," under review at the *Journal of Planning Literature*

Rosado, Ralph. "50 Years after the Fair Housing Act: The Need for Robust Fair Housing Organizations Persists," under review at *Cityscape*, the journal of the US Department of Housing and Urban Development's Office of Policy Development Research

### **GRANTS & FUNDING**

Professionally, I have secured over \$20 million in foundation, local, state, and federal funding for a variety of capital improvements and social service projects. Research funding includes:

Knight Foundation. Research Mini-Grant on Civic Organizations. \$2,000. December 2015.

Miami Foundation Grant. Research Mini-Grant on Civic Organizations. \$1,500. February 2011.

## **PRESENTATIONS**

### **Peer-Reviewed Conference Presentations**

Presenter, *Where the Rubber Meets the Road: Legal Insights on Achieving Safer Streets and a Robust Transit System for Miami*. Centers for Disease Control and Prevention, and Complete Streets Miami. Miami, FL. January 11, 2017

Presenter, *Complete Streets for Miami-Dade County*. Dade County Bar Association Conference. Miami, FL. November 5, 2015

Presenter, *Complete Streets for Miami-Dade County*. Best Practices Conference. Miami-Dade County League of Cities. Miami, FL. October 9, 2015.

Moderator, *Get Up & Get Moving!: Advocating for Parks & Open Space Anywhere*. American Planning Association Florida Statewide Conference. West Palm Beach, FL. September 9, 2015

Moderator, *Innovations in Housing Affordability*. American Institute of Architects Statewide Conference. Miami, FL. July 11, 2014

Moderator, *Transit-Oriented Affordable Housing*. American Planning Association National Conference. Atlanta, GA. April 17, 2014

Moderator, *Princeton University's Students and Alumni of Color Symposium*. Princeton, NJ. November 4, 2012

Moderator, *Workforce Housing Conference*. University of Miami. Miami, FL. October 8, 2012

Panelist, *Tactical Urbanism*. Congress of the New Urbanism Conference. West Palm Beach, FL. May 6, 2012

Presenter, *Sustainable Development Conference*. Columbia University. New York City, NY. April 5, 2012

Presenter, Urban Affairs Association Conference. New Orleans, LA. March 8, 2011

### **Invited Lectures/Presentations**

Moderator, *Community Scholars in Affordable Housing Symposium*. University of Miami, Catalyst Miami, and South Florida Community Development Coalition. Miami, FL. June 21, 2017

Panelist, *Let's Talk about (Un)affordable Miami*. FIU Metropolitan Center. Miami, FL. May 11, 2016

Moderator, *Community Scholars in Affordable Housing Symposium*. University of Miami, Catalyst Miami, and South Florida Community Development Coalition. Miami, FL. May 28, 2016

Moderator, *The Long Ride to Prosperity: The Microeconomics of Transit and Housing*. Greater Miami Chamber of Commerce. Miami, FL. May 19, 2016

Hosted a Seven-Part Series on Transportation in Miami-Dade, on WLRN (South Florida's National Public Radio affiliate). May 2016

Panelist, *Transportation in Miami Today*. Commercial Real Estate Women of Miami. April 20, 2016

Keynote Speaker, *Trading Guns for "Guns": Safety & the Built Environment*. National Latino Peace Officers Association Annual Conference. Miami, FL. June 11, 2015

Moderator, *Community Scholars in Affordable Housing Symposium*. University of Miami, Catalyst Miami, and South Florida Community Development Coalition. Miami, FL. June 7, 2015

Moderator, *Community Scholars in Affordable Housing Symposium*. University of Miami, Catalyst Miami, and South Florida Community Development Coalition. Miami, FL. May 20, 2014

Panelist, *Economic and Community Development Session*. Philanthropy Miami Conference. March 3, 2014

Moderator, *Innovative Housing Solutions Workshop*. South Florida Community Development Coalition. Miami, FL. November 8, 2013

Moderator, *Expanding Networks to Build Communities: Tax Credit Programs Workshop*. South Florida Community Development Coalition. Miami, FL. October 4, 2013

Moderator, *What's New in Workforce Housing?* South Florida Community Development Coalition. Miami, FL. August 4, 2013

Moderator, *Building Productive Partnerships/Affordable Housing Basics*. South Florida Community Development Coalition. Miami, FL. July 7, 2013

Moderator, *Strategic Planning for Nonprofits*. South Florida Community Development Coalition. Miami, FL. May 5, 2013

Moderator, *Nonprofit Corporate Governance*. Best Practices South Florida Community Development Coalition. Miami, FL. May 2, 2013

Moderator, *Dealing with the Media: Public Relations for Nonprofits*. South Florida Community Development Coalition. Miami, FL. March 5, 2013



Moderator, *The Human Resources Element: The Challenges of Motivating and Engaging Employees*. South Florida Community Development Coalition. Miami, FL. February 7, 2013

Moderator, *Cultivating Leadership on the Nonprofit Board*. South Florida Community Development Coalition. Miami, FL. January 11, 2013

### **SERVICE AND COMMUNITY LEADERSHIP**

Founding President, Abuelos (“Grandparents”) Foundation, a 501c3 that performs free home renovations for low-income senior citizens, 2016-2017

Member, Hispanic Business Initiative Fund Board of Directors, providing pro-bono business startup assistance to Hispanic entrepreneurs, 2015-2018

Member, Advisory Board, Friends of The Underline Linear Park, 2014-2017

Member, City of Miami’s Homeland Defense/Neighborhood Improvement Bond Program Oversight Board, 2014-2015

Member, Miami Foundation’s *Our Miami: Soul of the City* Advisory Board, 2013-present

Member, Neighborhood Lending Partners’ Statewide Board of Directors, helping fund low-income housing, 2013-2017

Chair, Urban Land Institute’s Technical Assistance Panel for Liberty City Revitalization Project, 2013

Member, Florida Alliance of Community Development Corporations’ Statewide Board of Directors, 2012-2014

Vice Chair, Greater Miami Chamber of Commerce’s Downtown Miami Committee, 2012-2014

Member, Beacon Council’s Young Leaders Task Force, 2012-2014

Member, Board of Directors, American Planning Association’s Miami-Dade/Monroe chapter, 2010-present

Founding President, Neighbors of Schenley Park, the community organization for an unincorporated neighborhood, secured historic designation of neighborhood monuments, and led creation of a new neighborhood park, 2008-2010

Member, Executive Board of the FIU Alumni Association, 2008-2015

Member, Miami-Dade County’s Affordable Housing Policy Work Group and Land Use Task Force, 2006

Member, Miami-Dade Human Services Coalition's Affordable Housing within Reach Task Force, 2004-2007

## **TEACHING**

### **Florida International University**

Executive Masters of Public Administration Courses:

#### *Policy Analysis and Program Planning (PAD 6306)*

This course presents techniques and tools for the practice of policy analysis and policy making in public, private, and nonprofit organizations, with an emphasis on constructing policies useful to decision-makers in Miami. Fall 2014; Fall 2015; Fall 2016; Fall 2017

#### *Neighborhood Revitalization*

This two-day summer seminar familiarizes students with the essential knowledge and skills needed to engage in the planning and implementation of inner-city and suburban revitalization efforts. Summer 2014; Summer 2015; Summer 2016; Summer 2017

Masters of Public Administration Courses:

#### *Policy Analysis and Program Planning (PAD 6306)*

This "hybrid" course (taught partly in-person and partly online) presents techniques and tools for the practice of policy analysis and policy making in public, private, and nonprofit organizations, with an emphasis on constructing policies useful to decision-makers in Miami. Fall 2016

#### *Economic Development and Urban Revitalization (PAD 5805)*

The course provides a comprehensive overview and "hands-on" perspective of economic development planning and policy making at the local level. Students will be engaged in framing a conceptual understanding and approach to effective economic development, with a focus on South Florida institutions devoted to improving the local economy. Spring 2016; Spring 2017

#### *Urban and Municipal Government Administration (PAD 6807)*

This course examines critical urban and municipal issues that local governments and their professional managers need to address. This course is intended to help prepare students to become effective and responsible municipal planners and managers. Spring 2018

## **University of Miami, South Florida Community Development Coalition, and Catalyst Miami**

### *Community Scholars in Affordable Housing*

Through this six-month-long continuing-education-style program that I co-created and have co-taught for five years, competitively-selected young and mid-career professionals working in the fields of housing or community development acquire policy and leadership skills so that they can move into positions of authority within the affordable housing field in South Florida. The program received the **Accelerator Award**, in the Housing & Affordability Category, from the Miami Foundation in 2015, for being “the Best Innovation in the Field of Housing & Affordability” in Miami-Dade County. 2014, 2015, 2016, 2017, 2018

## **Florida Atlantic University**

### Bachelor of Urban and Regional Planning

#### *Planning Project (URP 4979)*

This course presents techniques and tools for the practice of analyzing and selecting planning options in public, private, and nonprofit organizations, with an emphasis on constructing planning options useful to decision-makers in South Florida. Summer 2018

## **REFERENCES**

### **Eugenie L. Birch FAICP**

Nussdorf Professor of Urban Research  
Department of City and Regional Planning  
School of Design  
Chair, Graduate Group in City and Regional Planning  
co-Director, Penn Institute for Urban Research  
University of Pennsylvania  
210 S. 34th Street  
Philadelphia, PA 19104  
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[elbirch@design.upenn.edu](mailto:elbirch@design.upenn.edu)

### **Laura Wolf-Powers, PhD**

Associate Professor  
Department of Urban Policy and Planning  
Hunter College  
695 Park Avenue, West Bldg, #1615  
New York, NY 10065  
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### **Robin Bachin, Ph.D.**

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