

Kristen K. Packard

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Recognized across the State of Florida for her expertise in the affordable housing industry, Kristen has over 30 years of finance and real estate development experience. In her role as a developer, a consultant and leader of professional organizations, Kristen has demonstrated knowledge of housing programs, innovative financing techniques, and the changing political and regulatory climate that impacts the affordable housing industry. She is an entrepreneur with proven leadership and business acumen.

Financial Advisor, Packard Consulting

August 2008 – Present

Kristen provides technical assistance and strategic advice to public housing authorities across Florida in their efforts to transform outdated public housing units. Her financial advisory services range from preparing financial projections to document negotiation and oversight of development partner activities. She plays an integral part in each deal from demolition and construction to transfer of the general partner interest upon stabilization. Her recent experience includes revitalization activities under HUD's RAD program, numerous refinancings under FHA's 223f program, and development of excess land owned by municipalities for workforce housing.

Business Co-Owner, Automated Laundry Systems

March 2012 – April 2019

Automated Laundry Systems is a distributor of commercial laundry equipment, parts and supplies. The company provided sales and service to the multifamily, hospitality, health care and laundromat industries. Based in Jacksonville, the company served a regional market from South Georgia to north and central Florida. During the Packards' tenure of ownership, the company became a top North American distributor for Electrolux and expanded the operations into owning and operating multiple laundromats. The company was acquired by Laundrylux, North America's largest independent integrated distributor of professional laundry equipment.

Business Owner, Packard Consulting

January 2001 – August 2008

Kristen founded this private consulting firm focused on all aspects of affordable rental housing development and finance. The firm's clients included for-profit and not-for-profit developers of affordable rental housing and public housing authorities. Packard Consulting provided real estate development and financial advisory services to its clients including procurement of development funding from the Florida Housing Finance Corporation ("FHFC") and local county housing finance authorities.

Vice President, Vestcor Development Corporation, Inc.

November 1993 – December 2000

Kristen was responsible for the development, financial, legal, and administrative operations, which included affordable housing development activity under the Low-Income Housing Tax Credit and Multifamily Mortgage Revenue Bond programs in Texas and Florida. During her tenure with Vestcor, she was directly responsible for the successful development of approximately 2,500 units of affordable rental housing.

Professional activities:

- Chairman, Affordable Housing Study Commission ("AHSC"). In November 1999 and again in February 2002, Governor Jeb Bush appointed Kristen as Chairman of the AHSC, which recommended improvements to public policy to stimulate community development and revitalization.
- Founding member and two-term Chairman, Coalition of Affordable Housing Providers ("CAHP"). CAHP was created as a strategic alliance of developers and professional services providers designed to advocate legislative initiatives and promote the private sector interests with FHFC.
- Associate Member Advisory Council, Florida Association of Housing and Redevelopment Officials ("FAHRO"). FAHRO represents more than 200 public housing agencies, and community development agencies who work together to ensure that all of Florida's citizens have clean, safe, and affordable housing.
- Kristen has served as an expert witness in litigation involving affordable housing and has testified in front of the Florida Senate and House of Representatives numerous times on affordable housing related issues.

Kristen graduated from Goucher College in Baltimore, Maryland, where she received a Bachelor of Arts degree in politics and public policy.