

HOUSING AUTHORITY5 YEAR TERM

MEMBER	ADDRESS	PHONE #	APPT. DATE	TERM EXPIRATION	TERM #
Murry G. Chesson			11/13/2017	12/09/2022	6
John Stack			11/10/2015	12/09/2020	4
John M. Leiter			11/12/2013	12/09/2021	5
Robert Gore			11/11/2014	12/09/2022	5
Anne Futrell			11/8/2016	12/09/2021	3
Dorothy Greene			11/11/2014	12/09/2022	5
Susan McGartlin			11/11/2014	12/09/2022	4

The term of John Stack (Non-Resident) expires on December 9, 2020. Mr. Stack does wish for reappointment. On file is the resume of William Brown (Non-Resident).

William P. Brown Jr.

GLOBALLY FOCUSED DEVELOPMENT EXECUTIVE

Change and Growth Strategist Development Visionary Inspirational Leader

Pushing through major, multi-layered challenges to drive successful development, solving seemingly impossible financing and land development issues while delivering optimal results to both the top and bottom line.

New Construction/ Development
Brokering Partnerships
Strategic Planning
LIHTC/ HUD Property Management

Acquisitions and Land Development
Seasoned Relationships with PHFA
Policy Development
Marketing/ Sales/ Advertising

Zoning and Environmental Success
Board/ Church/ Public Relations
LIHTC Compliance
Complicated Financial Transactions

Charismatic leader with an unwavering commitment to success and a focus on delivering value to all stakeholders. Offer a rare ability to understand the business of development as well as property management diving into the details of a project while maintaining a highly strategic, big picture perspective. Inspire and motivate people from different fields and backgrounds to the common cause of a successful project completion. Commitment to fostering and maintaining an extensive network in the PA affordable housing industry.

KEY ACHIEVEMENTS

- 100% success rate in all PHFA LIHTC applications
- Successful completion of \$60,000,000 in new development through LIHTC, CHDO, HOME, AHP, AHMSAS, RCAP, and capital campaigns all in Pennsylvania.
- 100% of projects delivered on budget!
- 100% success in signing lease for all units within 40 days of completion of construction.
- Created a unique niche for development assistance to ally non-profits in Montgomery County, PA
- Excellent working partnerships with Bucks County Housing and Montgomery County Housing
- Awarded the first PHFA "Innovative Design Award" in the state of Pennsylvania for the programmatic components and partnerships of the project.
- BBB Triple B rated Bond Issue completed, issued and sold for key refinancing and new construction.

PROFESSIONAL HIGHLIGHTS

Advanced Living Management & Development, Inc

Lansdale, PA

President & CEO

2003-2020 Reporting directly to the Board of Directors.

- Generated over \$5,000,000 in developer fee revenue
- Created a winning team that had 97% success in getting all projects zoning and municipal approvals
- 100% success in getting all projects built and occupied within 15 months of financial closing
- Board Officer of the Pennsylvania Developers' Council
- Past President of the Pennsylvania – Delaware Affordable Housing Management Association

Selected Achievements: Took the helm of all aspects of development operations of the organization to advance the Mission and provide more affordable housing in Montgomery County, PA, reporting directly to the Chairman of the Board of Directors.

In 2016 we opened North Penn Commons which is hailed as a National Model for affordable housing partnerships. I was responsible for all aspects of development for an \$18,000,000 project that brought four independent non-profits together to create a one stop shop for services. We incorporated a choice food pantry and soup kitchen, a senior center, a YMCA, a joint lobby and sixty units of LIHTC Affordable Housing Units for Seniors. I was integral in securing all funding gaps for all portions of the project outside of the YMCA. Because of the great success of this project I have been able to create a niche within the county as their go-to developer for Non-Profits. In 2017 I was awarded the "Champions of Change Award" in Montgomery County for all our efforts in ending homelessness. We worked hand in hand with the County Housing officials and the County Commissioners to decrease homelessness. Over the last five years we assisted the County in decreasing homelessness by 50%. Because of our efforts the County recognized our organization as the "Most Successful Developer of Affordable Housing in Montgomery County". Our success in Montgomery County has led to conversations and the development of projects with adjacent counties where they are calling me asking me to recreate the relationship I have with Montgomery County to expand deeper into the Delaware Valley.

I have personally been called on by the County Housing officials to assist other non-profit organizations, whose main focus of operations are service provision as opposed to housing, in developing their projects. The highlight of the venture was assisting the local Domestic Violence Shelter to find and locate a property and be awarded zoning. This project had been turned down in seven different municipalities over a period of eight years. Our team was able to get them a building with zoning approval within six months on our first attempt. Since that time, the County has called on us several times so that I could assist these organizations with the development of new space. The inroads, relationships, and networks I have made over the last seventeen years are invaluable.

My strength is my experience creating a successful method of communication and perseverance in getting projects approved in different municipalities within the state of Pennsylvania. Successfully identified Consulting Practice opportunities. Developed our own Construction Company and we developed a new Medical Model for affordable housing vs a social model. Partnered with a national development firm to accelerate growth. We currently have 315 new units in our construction pipeline. Successfully developed and launched our own Home Care agency so that our residents were able to age in place with grace, dignity and choice.

Chancellor Park

Philadelphia, PA

Executive Director

1998-2003

Developed, built, opened and led the City of Philadelphia's first luxury, rental retirement community. While the building was in the process of opening, the Republican National Convention was starting in Philadelphia. We worked with the convention leaders and filled the building within a few days and operated as a hotel for the week. This generated a lot of revenue for the organization as it had just opened. This development was the first of its kind in Philadelphia. It stands as a landmark in Philadelphia today.

Nittany HealthCare System

Philadelphia, PA

Chief Operating Officer
1995-1998

Took the helm of two (2) High Acuity Skilled Nursing facilities. Led the organization to multiple zero deficiency health inspections. Accelerated bottom line results for the organization with an increase in occupancy and key position changes.

The Philadelphia Protestant Home

Vice President of Operations
1980-1995

Led the organization through significant change and growth. Made difficult decisions in determining the future of the organization, to assure the future financial viability of the organization. Developed and built three (3) new buildings that significantly enhanced the growth of much needed housing in Philadelphia. Completed a difficult and complicated Bond Issue, with a BBB (triple B) rating. With the completion of the Bond Issue the organization was able to refinance existing indebtedness and build three (3) new Market Rate buildings.

Contributions Snapshot

- Successful Developer of Affordable Housing in Pennsylvania
- Achieved a 100% success rate of projects submitted to winning LIHTC applications
- Won PHFA's first innovation in design award.
- Named a Champion of Change for housing contributions in Montgomery County, PA
- Named the most successful developer of affordable housing in Montgomery County, PA

CONTACT

William P. Brown Jr.

References

Available upon request