

**PHILADELPHIA HOUSING AUTHORITY
RFP #P-004440 UNIT-BASED OPERATING SUBSIDY PROGRAM
GALA – GOLDEN AGE LIVING ACCOMMODATIONS**

7. Developer Capacity and Qualifications:

The development team for the GALA project is outlined below. All firm resumes, employee bios and relevant project photos and descriptions for each member of this team is attached.

Developer:

Conifer Realty, LLC, 20000 Horizon Way, Suite 180, Mt. Laurel, NJ 08054 – Charles Lewis, Senior Vice President, 856-793-2082, clewis@coniferllc.com

BCM Affordable Housing, Inc., 63 Chestnut Rd., Suite 7, Paoli, PA 19301 – Bruce Morgan, President, 610-647-3201, bmorgan@bcmah.com

General Contractor:

Domus, Inc., 346 East Walnut Lane, Philadelphia, PA 19144 – Bob Malagoli, Principal, 215-849-4444, bmalagoli@domusinc.net

Management Agent:

Conifer Realty, LLC, 20000 Horizon Way, suite 180, Mt. Laurel, NJ 08054 – Susan DiMeglio, Regional Manager, 609-206-4322, sdimeglio@coniferllc.com

Social Service Provider:

Center in the Park, 5818 Germantown Avenue, Philadelphia, PA 19144 – Lynn Fields-Harris, Executive Director, 215-848-7722, lharris@centerinthepark.org

Transactional Counsel:

Ballard Spahr, 1735 Market Street, 51st Fl., Philadelphia, PA 19103 – Alan Ritterband, Esq., 215-864-8716, Ritterband@ballardspahr.com

Land Use Counsel:

High Schwartz, 40 E. Airy Street, Norristown, PA 19404 – Bill Kerr, Esq., 610-275-0700, wkerr@highswartz.com

Architect:

Haley Donovan Architects, 106 Kings Highway East, Haddonfield, NJ 08003 – Jim Haley, Principal, 856-203-6061 ext 7010, jhaley@haleydonovan.com

TMH Associates, 1410 Wharton Street, Philadelphia, PA 19146 – Thomas Holloman, Principal, 215-462-3085, tholloman@tmhassociates.com

Civil Engineer:

Pennoni and Associates, One South Church Street, 2nd Floor, West Chester, PA 19382 – Mike Kissinger, Vice President, 610-428-8907, mkissinger@pennoni.com

Owner:

The project will be developed by Conifer Realty, LLC and BCM Affordable Housing, Inc. The legal entity that will retain long term ownership of the project is 2030 East Haines Street, LP, a single

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purpose limited partnership. The general partner, Conifer Realty, LLC who is the GP and will have a 0.01% interest in the ownership entity. The limited partner will be the investor who will have a 99.99% interest in the ownership entity.

Team Structure:

Conifer Realty and BCM Affordable Housing shall be the joint developers of the GALA project. Conifer will provide all of the project related financial guarantees. Charlie Lewis, Senior Vice President, will be the contact at Conifer. Bruce Morgan, President BCM Affordable Housing will be the day to day contact for the project and will assume the responsibilities of project management. The architectural work will be prosecuted by a joint venture of Haley Donovan and TCM Associates. The day to day architectural contacts shall be Jim Haley at Haley Donovan and Thomas Holloman at TCM. Alan Ritterband at Ballard Spahr is the lawyer responsible for drafting/reviewing all of the legal documents related to the financial closing with the investor, the construction lender, the mortgage lender, the City of Philadelphia and PHA/HUD. Conifer Realty will be the property manager for GALA. Susan DiMeglio, Regional Property Manager at Conifer will be responsible for the oversight of a to-be hired on-sight property management team. Finally all of the social services that will be provided to the residents at the site will be coordinated and overseen by Center in the Park. Center in the Park has entered into a Memorandum of Understanding to provide said services and Lynn Fields-Harris, Executive Director at Center in the Park will be responsible for implementation of the social services.

Profile of Principals and Staff:

Charlie Lewis – Senior Vice President, Conifer Realty -- Mr. received a Bachelor of Arts Degree, a Doctor of Jurisprudence and a Master of Laws Degree in Taxation, all from Temple University. Mr. Lewis is Senior Vice President and leads Conifer's development efforts in New Jersey and Southeastern Pennsylvania. His responsibilities include all phases of the development process including acquisition, land development, financing and construction. He has successfully obtained 14 tax credit awards while at Conifer resulting in the creation of 864 apartments.

Prior to joining Conifer in 2007, Mr. Lewis was Senior Vice President of Pennrose Properties. During his tenure, he procured 28 tax credit awards in New Jersey and Pennsylvania, resulting in the creation of over 1,720 rental units. From 1983 to 1993, he was general counsel for the Philadelphia Housing Development Corporation (PHDC). He helped design and administer the MEND Program, using HUD Rental Rehabilitation Funds. HUD described the MEND program as a "model for the nation". Mr. Lewis was also instrumental in establishing PHDC's Weatherization Program, one of Pennsylvania's earliest "Green" programs.

Bruce Morgan – President, BCM Affordable Housing – Mr. Morgan will be the primary contact and day to day project manager of the GALA project. Mr. Morgan has a Bachelor of Science in Business Administration from the American University where he was on the Distinguished Deans List. Mr. Morgan also has an MBA with an emphasis in Real Estate and Finance from the University of North Carolina in Chapel Hill.

Mr. Morgan has more than 25 years of experience developing, financing and building single and

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multi-family housing, both market rate and affordable. In 2007 Mr. Morgan formed BCM Affordable Housing to develop multi-family affordable housing in PA and NJ. To date he has successfully developed 14 projects consisting of almost 900 units (family, senior and special needs). Prior to BCM Mr. Morgan was a Vice President at Ingerman Affordable Housing from 1995 till 2007 where his duties included day to day management of Ingerman Construction Company and later also Ingerman Management Company. Prior to Ingerman he spent two years at Toll Brothers as a Project Manager.

Nick Cangelosi – Project Coordinator, Conifer Realty -- Mr. Cangelosi holds a Bachelor's of Arts Degree in Political Science from Georgetown University and has completed various coursework within Rutgers University's Master of Business Administration program. Nick Cangelosi joined Conifer in March, 2012 and serves as Project Coordinator in the New Jersey office where he is responsible for coordinating all aspects of the development process including planning, acquisition, land use approvals, development financing, and construction implementation. Mr. Cangelosi's current activities are focused in the NJ and PA regions.

Prior to joining Conifer, Mr. Cangelosi served as Senior Project Coordinator for Camden County Improvement Authority. In this capacity, Mr. Cangelosi was responsible for managing various aspects of development projects located within the County of Camden including Cooper Medical School of Rowan University, Rutgers University Graduate Apartments, Camden's Promise Charter School, and CCIA's Parking Center at Broadway.

Conifer Realty, LLC

Conifer is a full service real estate development company specializing in the development, construction and management of high-quality, affordable rental housing communities. In its 40 year existence, it has developed over 12,000 units in five states. It currently has another 2,500 units in various stages of the development process.

Conifer's standing as a national leader in the field of affordable housing was recently confirmed by Affordable Housing Finance magazine which ranked Conifer among the Top 50 Affordable Housing Developers in the Nation and among the Top 50 Managers of Affordable Housing in the Nation every year since 2007. It was also named as one of the Top 10 Acquisitions Firms in 2009, 2010 and 2011.

Conifer is also one of the most active participants in the low income housing tax credit program in New Jersey. With an office in Mount Laurel, it has developed 25 projects and almost 2,500 units using the tax credit. It has been extremely successful in obtaining funding under other programs of the New Jersey Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency ("NJHMFA") including Balanced Housing, the Municipal Land Acquisition Program, Home Express and the Urban Site Acquisition Program.

One of the keys to Conifer's long term success is its ability to properly manage affordable housing developments. Conifer manages over 12,000 affordable units of its own and for other developers. Its New Jersey projects have consistently received a management rating of "Excellent," the highest rating, from the NJHMFA and REAC scores of 94/100 or better from the Department of Housing and Urban Development.

In 2005, Conifer teamed with LeChase Construction Company to form Conifer-LeChase Construction Services, a construction company. LeChase Construction is widely recognized as one of the nation's top contractors, having completed more than \$275 million in building construction last year. The joint venture between Conifer and LeChase brings together the depth and breadth of the LeChase organization's overall construction expertise with Conifer's extensive knowledge of affordable housing.

For 4 decades, Conifer has created vibrant communities with a commitment to quality. When innovative approaches are required, when environments and communities present unique demands and when a flexibility of both mind and spirit are needed, the Conifer team rises to the challenge.



Conifer Realty, LLC Awards

National Rankings		
Year	List	Rank
2011	Top 100 Affordable Housing Management Companies	37
2011	Top 50 Affordable Housing Developers	15
2011	Top 50 Affordable Housing Owners	19
2010	Top 10 Companies Completing Acquisitions	6
2010	Top 100 Affordable Housing Management Companies	41
2010	Top 50 Affordable Housing Developers	13
2010	Top 50 Affordable Housing Owners	15
2009	Top 100 Affordable Housing Management Companies	46
2009	Top 50 Affordable Housing Developers	17
2009	Top 50 Affordable Housing Owners	14
2008	Top 100 Affordable Housing Management Companies	54
2008	Top 50 Affordable Housing Developers	32
2008	Top 50 Affordable Housing Owners	16
2007	Top 50 Affordable Housing Developers	47
2007	Top 50 Affordable Housing Owners	12

Awards			
Year	Award	Property	Agency/Organization
2013	Smart Growth Award for Transit-Oriented Infill Redevelopment for the Whitman Park Redevelopment (Tamarack Apartments, Ferry Manor, Conifer Village at Ferry Station and Ferry Landing)	Whitman Park Redevelopment	New Jersey Future
2012	Smart Growth Award for Shopping Center Transformation for Gateway at Somerdale	Gateway at Somerdale	New Jersey Future
2011	Achievement and Planning	Gateway at Somerdale	New Jersey Planning Officials
2011	Annual Preservation Award	Jerome Senior Apartments	Landmark Society of Genesee County
2011	Best Curb Appeal for Garden/Low Rise Apartments Built After 2000 (Affordable)	Conifer Village at Deptford	New Jersey Apartment Association
2011	Best Curb Appeal for Gated/High Rise Apartments Built After 2000 (Affordable)	Conifer Village at Middletown	New Jersey Apartment Association
2011	Best Managed Apartments for Garden/Low Rise Apartments Built Between 1961 & 1999 (Affordable)	Millstream Apartments	New Jersey Apartment Association
2011	Best Managed Property for High Rise Apartments Built After 1981 (Affordable)	Conifer Village at Middletown	New Jersey Apartment Association
2011	Community of Quality Award	Conifer Village at Middletown	National Affordable Housing Management Association
2011	Excellence in Housing Management	Webb Apartments	New Jersey Housing Finance & Mortgage Agency
2011	Finalist for Management Company of the Year	Conifer Realty, LLC	New Jersey Apartment Association
2011	Finalist for Readers' Choice Award for Senior Housing	Medford Senior	Affordable Housing Finance Magazine
2011	Innovator of the Year Award	The Hamilton	New York State Association for Affordable Housing
2011	Opportunity Award	Conifer Realty, LLC	Community Development Corporation of Long Island
2010-2011	Upstate Rural Project of the Year	Conifer Village at Interlaken	New York State Association for Affordable Housing
2010-2011	Excellence in Housing Management	Conifer Village at Middletown	New Jersey Housing Finance & Mortgage Agency
2010	Excellence in Housing Management	Leland Gardens	New Jersey Housing Finance & Mortgage Agency
2010	Best Curb Appeal for Garden/Low Rise Apartments (Affordable)	Linden Lakes	New Jersey Apartment Association
2010	Best Managed Property for Garden/Low Rise Apartments (Affordable)	Linden Lakes	New Jersey Apartment Association
2010	Excellence in Housing Management	Conifer Village at Deptford	New Jersey Housing Finance & Mortgage Agency
2010	Excellence in Housing Management	Conifer Village at Medford	New Jersey Housing Finance & Mortgage Agency
2010	Maintenance Excellence Award	Cornwells Heights	Apartment Association of Greater Philadelphia
2007-2010	Excellence in Housing Management	Ferry Manor	New Jersey Housing Finance & Mortgage Agency

2005-2010	Excellence in Housing Management		Willow Point at Vista Center	New Jersey Housing Finance & Mortgage Agency
2001-2010	Excellence in Housing Management		Millstream Apartments	New Jersey Housing Finance & Mortgage Agency
2009	EPA Energy Star Leadership in Housing Award		Conifer Realty, LLC	United States Environmental Protection Agency
2009	Garden State Award: Best Managed Property Under 100 Units		Millstream Apartments	New Jersey Apartment Association
2009	Merit Award		70 East Boulevard	American Institute of Architects of Rochester
2009	New Jersey Governor's Excellence in Housing Award		Sharp Road Family Housing	New Jersey Governor's Housing Conference
2008	Best in Apartment Living Award for Curb Appeal Excellence		Cornwells Heights	Apartment Association of Greater Philadelphia
2008	Best in Apartment Living Award for Maintenance Excellence		Cornwells Heights	Apartment Association of Greater Philadelphia
2008	Energy Star for Homes Leadership in Housing Award		Conifer Realty, LLC	United States Environmental Protection Agency
2008	New Jersey Clean Energy Leader Awards (Honorable Mention)		Linden Lakes	New Jersey Board of Public Utilities
2007	Energy Star for Homes Outstanding Achievement Award		Conifer Realty, LLC	Environmental Protection Agency
2007	Garden State Award: Excellence in Affordable Housing		Robins Nest	New Jersey Apartment Association
2004-2007	Excellence in Housing Management		Tamarack Apartments	New Jersey Housing Finance & Mortgage Agency
2001-2007	Excellence in Housing Management		Millstream Apartments	New Jersey Housing Finance & Mortgage Agency
2002	Excellence in Housing Management		AHEPA Highland Park	New Jersey Housing Finance & Mortgage Agency
2000	Best in Apartment Living Award for Curb Appeal Excellence		Millstream Apartments	Apartment Association of Greater Philadelphia
2000	Best in Apartment Living Award for Maintenance Excellence		Millstream Apartments	Apartment Association of Greater Philadelphia
2000	Best in Apartment Living Award for Overall Community Excellence		Millstream Apartments	Apartment Association of Greater Philadelphia

Team Members

Charles M. Lewis, Esq., *Senior Vice President*

Charles M. Lewis is Senior Vice President and leads Conifer's development efforts in New Jersey and Pennsylvania. His responsibilities include all phases of the development process including acquisition, land development, financing and construction.

Mr. Lewis received a Bachelor of Arts Degree, a Doctor of Jurisprudence and a Master of Laws Degree in Taxation, all from Temple University.

Projects developed by Mr. Lewis have received numerous awards including the Governor's Excellence in Housing Award (four times), the New Jersey State Historic Preservation Award (twice), New Jersey Future's Smart Growth Award (twice), the Environmental Protection Agency's Environmental Quality Award and the New Jersey Board of Public Utility's Clean Energy Leadership Award.

Prior to joining Conifer in 2007, Mr. Lewis was Senior Vice President of Pennrose Properties. During his tenure, he procured 28 tax credit awards in New Jersey and Pennsylvania, resulting in the creation of over 1,720 rental units.

From 1983 to 1993, he was general counsel for the Philadelphia Housing Development Corporation (PHDC). He helped design and administer the MEND Program, using HUD Rental Rehabilitation Funds. HUD described the MEND program as a "model for the nation". Mr. Lewis was also instrumental in establishing PHDC's Weatherization Program, one of Pennsylvania's earliest "Green" programs.

From 1980 to 1983, Mr. Lewis was in the private practice of law, concentrating on real estate and tax-exempt bond financing.



Mr. Lewis is a frequent lecturer on affordable housing topics. He has spoken at the Governor's Housing Conference in New Jersey and at seminars sponsored by the New Jersey Bar Association, the New Jersey Department of Community Affairs, the Energy Coordinating Agency, the Federal Home Loan Bank of New York, Global Green and the Pennsylvania Housing Finance Agency. The Superior Court of New Jersey has accepted Mr. Lewis as an expert on the low-income housing tax credit.

Mr. Lewis sits on the board of the C.R.I.B., a residential youth development program sponsored by Hopeworks 'N Camden.



Team Members

Sam Leone, *Project Director*

Sam Leone joined Conifer in January, 2007. Mr. Leone currently serves as Project Director in the New Jersey office, where he is responsible for coordinating development of projects in New Jersey and Eastern Pennsylvania.

Prior to joining Conifer Realty, Mr. Leone served as a Finance Officer for the New Jersey Economic Development Authority (NJEDA). In this role, Mr. Leone was responsible for financing numerous community and business development projects in Southern New Jersey. Funding programs such as New Market Tax Credits, Local Development Finance Fund (LDFF), tax exempt bond financing, and other available financing tools were promoted by Mr. Leone to finance development and create jobs in local communities.

Prior to his employment at NJEDA, Mr. Leone served as Director of Business Development for the Borough of Glassboro, where he was responsible for the Community and Economic Development activities of the Borough. During his employment, the office funded the rehabilitation of over 30 homes through the Neighborhood Preservation Program. Mr. Leone worked with the Borough Planner and governing body to draft a COAH approved Spending Plan that was the first of its kind, with provisions for creation of a First Time Homebuyer Program, as well as additional funding for the substantial rehabilitation of residential affordable properties in Glassboro. Mr. Leone also spearheaded the creation of Main Street Glassboro, which received official designation as a Main Street Program by the New Jersey Department of Community Affairs in 2004.

Mr. Leone received a Bachelor's Degree in Economics from Rowan University. He currently serves as a Board Member and Co-Vice Chair of the Gloucester County Chamber of Commerce.



Team Members

Nicholas Cangelosi, *Project Coordinator*

Nick Cangelosi joined Conifer in March, 2012. Mr. Cangelosi currently serves as Project Coordinator in the New Jersey office, where he is responsible for coordinating the development of projects in New Jersey and Pennsylvania.

Prior to joining Conifer Realty, Mr. Cangelosi served as Senior Project Coordinator for Camden County Improvement Authority (CCIA). In this capacity, Mr. Cangelosi was responsible for managing various aspects of development projects located within the County of Camden (County). Such projects include Cooper Medical School of Rowan University, Rutgers University Graduate Apartments, Camden's Promise Charter School and CCIA's Parking Center at Cooper Hospital. Additionally, Mr. Cangelosi worked closely with the Camden County Housing Association, a not-for-profit affordable housing developer, to facilitate the development of certain projects, including, Gateway Village at Somerdale and Linden Lakes Senior Housing.

Mr. Cangelosi received a Bachelor's Degree in Political Science from Georgetown University. He currently serves as a Member of his local Planning and Zoning Board, Board Member at Camden County Solid Waste Advisory Council and President of Kingsway Station Homeowners Association.



Team Members

Susan Sturman Jennings, Esq., *Senior Vice President & General Counsel*

Prior to joining Conifer, Ms. Jennings was an Assistant Counsel to Home Properties, L.P. Ms. Jennings was also a principal of Hessel & Aluise, P.C., in Washington, D.C. During her six years at Hessel & Aluise, Ms. Jennings represented developers, nonprofit organizations and lenders in FHA, FNMA and conventional financing transactions. She also advised clients on issues regarding property management, mark to market, other HUD subsidy programs, and state agency regulation of affordable housing.

Ms. Jennings began her career as a staff attorney with the U.S. Department of Housing and Urban Development. For more than three years at HUD, she was Program Counsel for the LIHPRHA Preservation Program and also addressed issues pertaining to transfers of physical assets, property disposition, Section 8 assistance, and mortgage insurance claims.

Ms. Jennings received her B.S. Degree in Public Policy Analysis from Cornell University in 1987 and earned her J.D., with a concentration in State and Local Government Law, from the State University of New York at Buffalo School of Law in 1990. Ms. Jennings is a member of the New York State and District of Columbia bars. She is the Federal Assistance Programs Chair for the ABA's Forum on Affordable Housing and Community Development Law. Ms. Jennings has spoken frequently before the ABA on affordable housing issues. She has also written articles appearing in the ABA Journal on Affordable Housing and Community Development Law. Ms. Jennings is Vice President of the Board of Directors of Cornell Cooperative Extension of Monroe County.



Team Members

Joan F. Hoover, *Executive Vice President of Syndication*

Joan Hoover is responsible for the financing and syndication of Conifer's affordable housing portfolio. From 2003 through 2006, Ms. Hoover served as Deputy Commissioner for Community Development at the New York State Division of Housing and Community Renewal and President of the New York State Housing Trust Fund. Previously, as the Controller of the Affordable Housing Division at Home Properties, she supervised the financial, development, disposition and investor relations functions for a portfolio of 10,000 units of affordable housing.

Ms. Hoover has twenty-five years of experience in the financial management and development of affordable housing. A certified public accountant by training, Ms. Hoover has held a number of positions with a variety of prestigious financial consulting and real estate development firms where she gained extensive experience in the use of low income housing credits for the development of affordable housing.

Ms. Hoover received a B.B.A. in Accounting from the University of Notre Dame. Her professional affiliations include the New York State Association for Affordable Housing, where she has served as Vice President. She is a member of the Advisory Board of Rural Opportunities, Inc.



Team Members

Thomas Johnson, CPA, *Executive Vice President of Finance*

Thomas Johnson is Executive Vice President of Finance for Conifer Realty, LLC, where he is responsible for all finance, accounting, tax and information technology functions. He brings over 20 years of finance experience to Conifer.

Before joining Conifer in November 2008, Mr. Johnson served as Chief Financial Officer of United Franchise Group, a multi-brand franchise company with operations in over 30 countries. Prior to United Franchise Group, he was Chief Financial Officer of Textwise, a software company that developed Internet semantic search technologies. Prior to Textwise, Mr. Johnson was a successful entrepreneur, co-founding and building a multi-million dollar identity apparel business. Earlier in his career, he spent six years in various finance roles at Eastman Kodak Credit Corporation, a billion dollar leasing subsidiary of the Eastman Kodak Company.

Mr. Johnson began his career as an auditor at KPMG and is a Certified Public Accountant. He holds a Bachelor of Science Degree in Accounting from the State University of New York College at Oswego, where he graduated Magna Cum Laude.



Team Members

Susan DiMeglio, *Regional Manager*

Susan DiMeglio joined Conifer in October, 2008. Ms. DiMeglio currently serves as District Manager in the New Jersey office, where she is responsible for overseeing properties in New Jersey and Eastern Pennsylvania.

Prior to joining Conifer Realty, Ms. DiMeglio served as a Regional Manager for Roizman & Companies. In this role, Ms. DiMeglio was responsible for overseeing the administrative and fiscal operations of 1,800 market and tax credit units in New Jersey, Pennsylvania, Delaware, Maryland and Georgia.

Prior to her employment with Roizman & Companies, Ms. DiMeglio served as Regional Manager with The Ingerman Group in Cherry Hill, New Jersey and as Executive Director for PHS Senior Living in Princeton, New Jersey for over eight years.

Ms. DiMeglio has earned her NAHP, CPO and TaCCs designations. It is an indication of her command of tax credit rules and regulations, her competence in the affordable housing industry and her commitment to setting a professional standard for the tax credit industry.



Team Members

Serena D. Miller, *District Manager*

Serena Miller brings over 20 years of diverse experience in multi-family property management expertise. Ms. Miller has extensive knowledge of all aspects of property management including facility management, human resources, training, budgeting, leasing and marketing, and compliance. She has successfully marketed and managed several of the largest tax credit properties in New York City.

Prior to joining Conifer, she worked as the Director of Property Management and a Regional Manager for Ashton Management Corporation and Phipps Houses Services, Inc. In these positions, she was responsible for housing communities throughout the New York City area totaling over 2,000 units. Ms. Miller has significant experience in working with the New York State Division of Housing and Community Renewal, New York City Housing Preservation and Development, New Jersey Housing and Mortgage Finance Agency, the US Department of Agriculture Rural Development and the US Department of Housing and Urban Development.

Serena Miller is an Accredited Resident Manager and Certified Property Manager with the Institute of Real Estate Management. She received a Bachelor of Science Degree in Social Planning and Public Policy from Cornell University in 1981. Ms. Miller has New York and New Jersey Real Estate Broker's and Notary licenses and is a Certified Credit Compliance Professional. Her other certifications include state Spectrum Training Award Recipient for the Rural Development 515 Program and Specialist in Housing Credit Management.

Today, Ms. Miller has oversight responsibilities for Long Island, New York and Central and Northern New Jersey properties under Conifer Management.



Principals

Richard J. Crossed, *Chairman*

Richard J. Crossed is a principal of Conifer Realty, LLC. From 1985 to December 2000, Richard J. Crossed was the President of Conifer Realty Corporation and an Executive Vice President and Board Director of Home Properties of New York, Inc. Mr. Crossed was also President and Chief Executive Officer of Conifer Development, Inc. and Conifer Realty, Inc. He has over 30 years experience working in the real estate development industry. Prior to becoming President of Conifer in 1985, he served as Director of Development for Conifer and directed the design and construction of all of the projects carried out by the company. In 1996, Conifer merged its activities with Home Properties, a public real estate investment trust.

A graduate of Bellarmine College, Mr. Crossed served for three years as an economic consultant to Robert Gladstone Associates in Washington, D.C. Between 1967 and 1975, Mr. Crossed worked as a Financial Analyst and Project Director for the New York State Urban Development Corporation (UDC) in Rochester, New York. The UDC developed over 6,000 affordable housing units in Upstate New York, as well as implemented a number of urban redevelopment projects. In 1975, Mr. Crossed and two associates left UDC and formed Conifer Development, Inc.

Mr. Crossed was a Director of St. Joseph's Villa from 1992 to 2000 and is active in many housing organizations. Mr. Crossed has served on the New York State Housing Turnkey Task Force Committee and is a founding member of the Greater Rochester Housing Partnership.



Principals

Timothy D. Fournier, *President & CEO*

Timothy D. Fournier is a principal of Conifer Realty, LLC and served as Chief Operating Officer from 2001 through 2005. He assumed the role of President and Chief Executive Officer in 2006 where today he leads a team of over 500 employees, in the development and construction of several new projects in addition to the management and ownership of nearly 170 apartment communities representing over 10,000 multi-family units.

Prior to participating in a management lead buyout of Conifer Realty, Mr. Fournier was an Executive Vice President from 1996 to 2000 of Conifer Realty Corporation, the development arm of Home Properties, Inc., a publicly traded REIT. Previously, he served as Vice President of Finance for Conifer Development, Inc., responsible for Corporate Accounting and Finance as well as tax reporting for over 140 limited partnerships.

Prior to joining Conifer in 1986, Mr. Fournier worked for five years with Coopers & Lybrand in Rochester, New York, where he received his license as a Certified Public Accountant. During his tenure there, he concentrated in the areas of real estate accounting and taxation, and served as the Chairman of the Real Estate Committee and the Director of Recruiting.

Mr. Fournier received a B.S. Degree in Accounting from New Hampshire College. He is a member of the American Institute of Certified Public Accountants and the New York State Society of Certified Public Accountants. Mr. Fournier is the former President of the Ronald McDonald House Charities Board of Directors, a Board Member of the Golisano Children's Hospital at Strong, the Rochester Downtown Development Corporation and the New York State Association for Affordable Housing. Additionally, he serves as a Trustee of Nazareth College in Rochester, NY.



Principals

Andrew I. Crossed, *Executive Vice President*

Andrew Crossed is currently Executive Vice President and a principal of Conifer Realty, LLC and oversees the daily operations of the Development Department.

Since April 2006, he served as Vice President and relocated to the Cherry Hill, New Jersey office to grow and manage the Southern New Jersey and Eastern Pennsylvania development regions. In September 2007, Mr. Crossed relocated back to Rochester to run the Development Department for the corporate office. From 2001 to April 2006, Mr. Crossed served as a Project Director in Conifer's Rochester, New York office. Previous to that, he worked for five years for Home Properties, Inc. initially serving as a Regional Property Manager and then Project Coordinator in the affordable housing development division.

Mr. Crossed received a B.A. Degree from St. Bonaventure University in 1993, with a major in English Literature and minors in both Business and Conflict Resolution. He also served as a volunteer for Americorp Vista from 1995 to 1996, managing micro lending programs for start-up businesses for the Good Faith Fund, a not-for-profit arm of Shore Bank.

Mr. Crossed serves on the Board of Directors of St. Joseph's Villa.





conifer

Pennsylvania Apartment Community Portfolio

Mt. Laurel, NJ 08054

20000 Horizon Way, Suite 180

(856) 793-2078 phone

(856) 793-2007 fax

Rochester, NY 14604

183 East Main Street, Suite 600

(585) 324-0500 phone

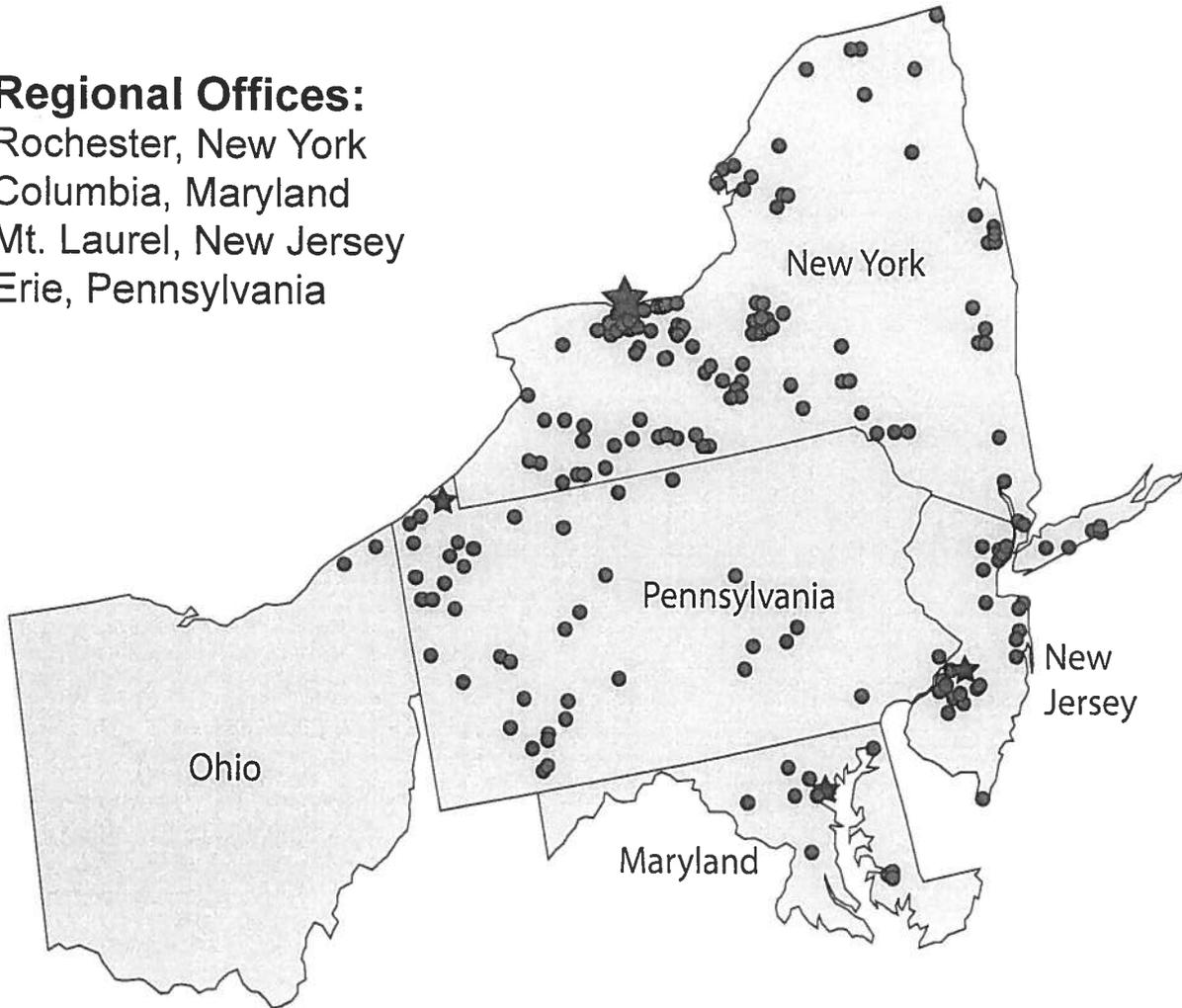
(585) 324-0556 fax

www.coniferllc.com

Conifer Realty, LLC

Apartment Communities

- ★ **Regional Offices:**
 - Rochester, New York
 - Columbia, Maryland
 - Mt. Laurel, New Jersey
 - Erie, Pennsylvania



- ★ Regional Offices
- Apartment Communities: 182 properties / 11,250 units
- Under Construction: 3 properties / 216 units
- Total: 185 properties / 11,466 units



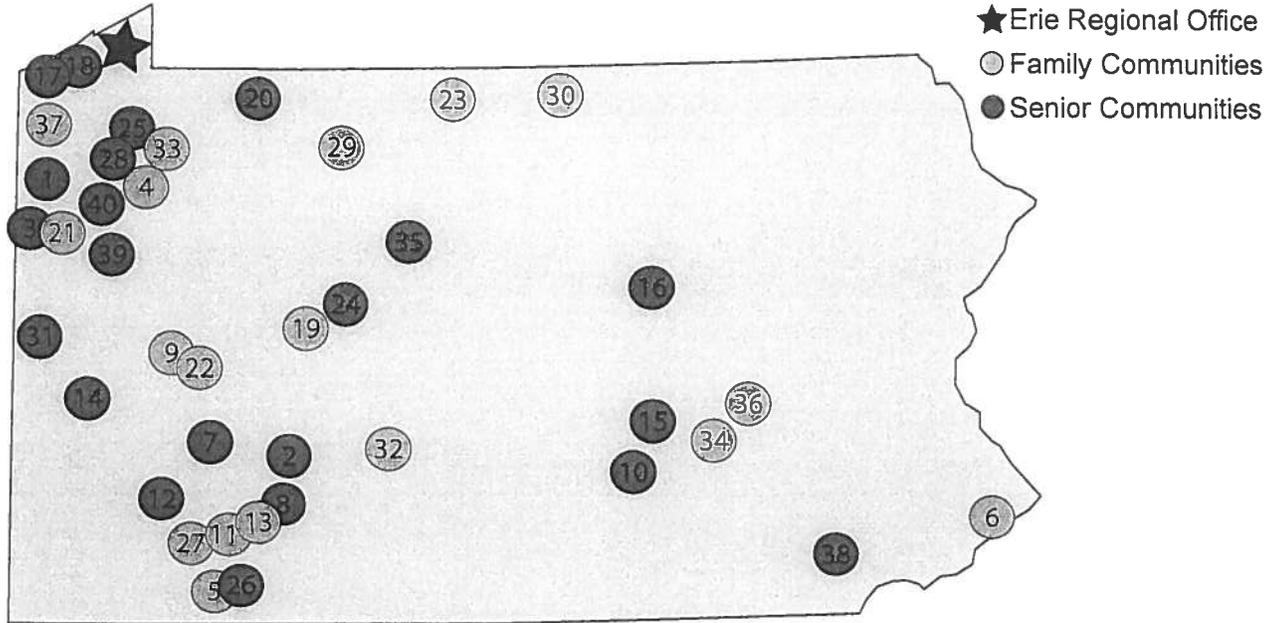
conifer

a real estate development and management company

183 East Main Street, Suite 600
Rochester, NY 14604
(585) 324-0500
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Conifer Realty, LLC

Pennsylvania Apartment Communities



1	Arlington Manor	Greenville	48 units	21	Mercer Manor	Mercer	26 units
2	Blairview	Blairsville	42 units	22	Millwood Arms	Ford City	28 units
3	Brandy Spring	Mercer	40 units	23	Oswayo	Shinglehouse	18 units
4	Bridgeview	Emlenton	36 units	24	Parkview	Brockway	24 units
5	Connellsville Heritage	Connellsville	36 units	25	Rivercourt	Tionesta	18 units
6	Cornwells Heights	Bensalem	60 units	26	Rose Square	Connellsville	11 units
7	Creekside	Leechburg	30 units	27	Scottdale Plaza	Scottdale	22 units
8	Derry Round House	Derry	26 units	28	Seneca Woods	Seneca	40 units
9	Freedom	Ford City	28 units	29	Sheffield Country Manor	Sheffield	24 units
10	Geneva Greens	Mechanicsburg	64 units	30	Silver Maples	Ulysses	24 units
11	Greenwood	Mt. Pleasant	36 units	31	Stone Brook	West Pittsburg	30 units
12	Harrison City	Harrison City	38 units	32	Summit Manor	Cresson	24 units
13	Independence	Mt. Pleasant	28 units	33	Tionesta Manor	Tionesta	36 units
14	Isabella	Saxonburg	26 units	34	Tower View	Tower City	25 units
15	Ivey Lane	Harrisburg	138 units	35	Townview	St. Mary's	36 units
16	Meadow View	Lewisburg	48 units	36	Tremont Station	Tremont	24 units
17	Lake City	Lake City	44 units	37	Washington Street	Conneautville	30 units
18	Lake Street	Girard	32 units	38	Whitehall Acres	Oxford	64 units
19	Liberty	Brookville	28 units	39	Woodside	Grove City	32 units
20	Lincoln Woods	Warren	44 units	40	Wright Village	Sandy Lake	24 units

1,432 units



conifer

a real estate development and management company

183 East Main Street, Suite 600
 Rochester, NY 14604
 (585) 324-0500
 (585) 324-0556 fax
www.coniferllc.com

**PENNSYLVANIA
PROJECTS
DEVELOPED/OWNED BY
CONIFER REALTY, LLC**



Name	Occupancy	Units	Location
Arlington Manor	Family	48	Greenville, PA 16125
Blairview Apts	General	42	Blairsville, PA 15717
Brandy Springs	Family	40	Mercer, PA 16137
Bridgeview Apts.	Elderly	36	Emlenton, PA 16373
Connellsville Heritage Apts.	Elderly	36	Connellsville, PA 15425
Cornwells Heights Senior	Elderly	60	Bansalem, PA 19020
Creekside Apts.	General	30	Leechburg, PA 15656
Derry Round House Court (<i>Concord Asscts.</i>)	General	26	Derry, PA 15627
Freedom Apts.	Elderly	28	Ford City, PA 16226
Geneva Green	Family	64	Mechanicsburg, PA 17055
Greenwood Apts.	Elderly	36	Mt. Pleasant, PA 15666
Harrison City Commons	General	38	Harrison City, PA 15636
Independence Apts.	Elderly	28	Mt. Pleasant, PA 15666
Isabella Estates (<i>Little Creek Apts.</i>)	General	26	Saxonburg, PA 16056
Ivey Lane Apartments	General	138	Harrisburg, PA 17104
Kelly Meadow View	Family	48	Lewisburg, PA 17837
Lake City Apts	General	44	Lake City, PA 16423
Lake Street Apts.	General	32	Girard, PA 16417
Liberty Apts.	Elderly	28	Brookville, PA 15825
Lincoln Woods (<i>Malvina Street</i>)	Family	44	Warren, PA 16365
Mercer Manor	Elderly	26	Mercer, PA 16137
Millwood Arms (<i>Bellwood Gardens</i>)	Elderly	28	Ford City, PA 16226
Oswayo Apts.	Elderly	18	Shinglehouse, PA 16748
Parkview Apts.	Family	24	Brockway, PA 15824
Rivercourt Apts.	Family	18	Tionesta, PA 16353
Rose Square (<i>located at 504 McCormick Ave.</i>)	Family	11	Connellsville, PA 15425
Scottdale Plaza Apts.	Elderly	22	Scottdale, PA 15683
Seneca Woods Apts.	Family	40	Seneca, PA 16346
Sheffield Country Manor	Elderly	24	Sheffield, PA 16347
Silver Maples Apts.	Elderly	24	Ulysses, PA 16948
Stone Brook Apts. (<i>Taylor Terrace Apts.</i>)	General	30	West Pittsburg, PA 16160
Summit Manor	Elderly	24	Cresson, PA 16630
Tionesta Manor	Elderly	36	Tionesta, PA 16353
Tower View	Elderly	25	Tower City, PA 17980
Townview Apts	General	36	St. Mary's, PA 15857
Tremont Station	Elderly	24	Tremont, PA 17981
Washington Street	Elderly	30	Conneautville, PA 16406
Whithall Manor	General	64	Oxford, PA 19363
Woodside Apts.	General	32	Grove City, PA 16127
Wright Village (<i>Glen Apts.</i>)	General	24	Sandy Lake, PA 16145
TOTAL UNITS		1432	

Cornwells Heights

1100 Gravel Pike
Bensalem, Pennsylvania



- Cornwells Heights is a 60-unit senior community located in the suburbs of Bensalem, Pennsylvania, completed in 2006.
- There are 60 affordable one-bedroom apartments available to senior households with incomes between 40% and 60% of the area median income.
- Our apartment homes feature oak cabinets, dishwasher and garbage disposal, self-cleaning oven, self-controlled heat thermostats, balconies/patios and controlled access.
- Financing sources included:
 - 9% Federal Low-Income Housing Tax Credits
 - Bucks County HOME Funds
 - Bucks County Housing Trust Fund



conifer

Geneva Greens

500 Geneva Drive
Mechanicsburg, Pennsylvania



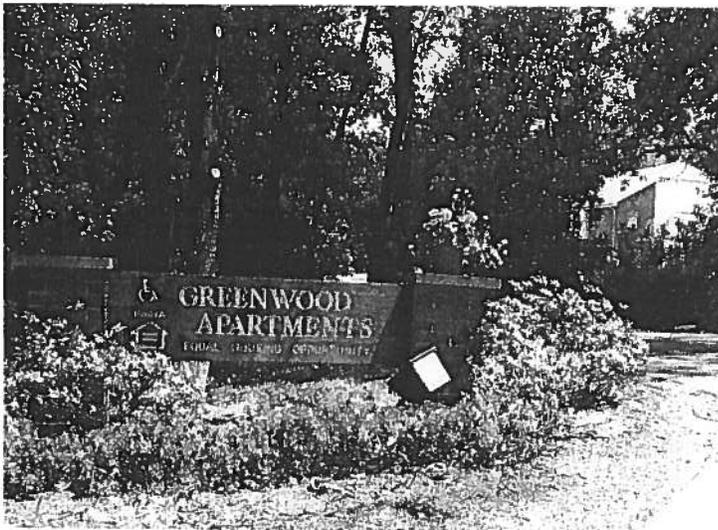
- Geneva Greens is a 64-unit, family community located near the capital district of Pennsylvania, south of Harrisburg, completed in July 2006.
- This project consists of garden style apartments, with 8 buildings of 8 units each. There are 31 two-bedroom and 33 three-bedroom units available to families earning 60% or less of the area median income.
- The common area contains a community room with kitchen, an exercise room and laundry facilities.
- Financing sources included:
 - 9% Federal Low-Income Housing Tax Credits
 - Penn HOMES
 - Federal Home Loan Bank (FHLB)
 - Cumberland County Community Development Block Grants



conifer

Greenwood Apartments

101 Lincoln Avenue
Mt Pleasant, Pennsylvania



- Newly constructed senior community completed in 1993.
- 36 one-bedroom apartments in a single three story building.
- Affordable to households earning at or below 60% the area median income.
- Financing sources included:
 - 4% Federal Low-Income Housing Tax Credits
 - USDA Rural Development



conifer

Harrison City Commons

123 Common Court
Harrison, Pennsylvania



- Completed in 1992, Harrison City Commons is a 38 unit family community.
- 38 family units; one-bedroom and two-bedroom in 6 townhouse townhouse buildings.
- Affordable to households earning at or below 60% the area median income.
- Financing sources included:
 - 4% Federal Low-Income Housing Tax Credits
 - USDA Rural Development



conifer

Isabella Estates

104 Columbus Way
Saxonburg, Pennsylvania



- Isabella Estates is a family community completed in 1998.
- This family community consists of 26 family apartment units; in 5 one-bedroom, two-bedroom, and three-bedroom garden style apartment buildings.
- Affordable to households earning at or below 60% the area median income.
- Financing sources included:
 - 4% Federal Low-Income Housing Tax Credits
 - USDA Rural Development



conifer

Ivey Lane Apartments

16 Ivey Lane
Harrisburg, Pennsylvania



- Ivey Lane Apartments is a rehabilitated community completed in 2003.
- This community consists of 136-unit general occupancy apartments; 8 efficiency, 20 one-bedroom, 62 two-bedroom, 41 three-bedroom, and 5 four-bedroom units.
- Rental assistance is available for all units through HUD project-based Section 8 vouchers.
- Affordable to households earning at or below 50% and 60% of area median Income.
- Financing sources included:
 - 9% Federal Low-Income Housing Tax Credits
 - Conventional Loan
 - Bucks County Housing Trust Fund



conifer

Kelly Meadow View

6 Shelly Circle
Lewisburg, Pennsylvania



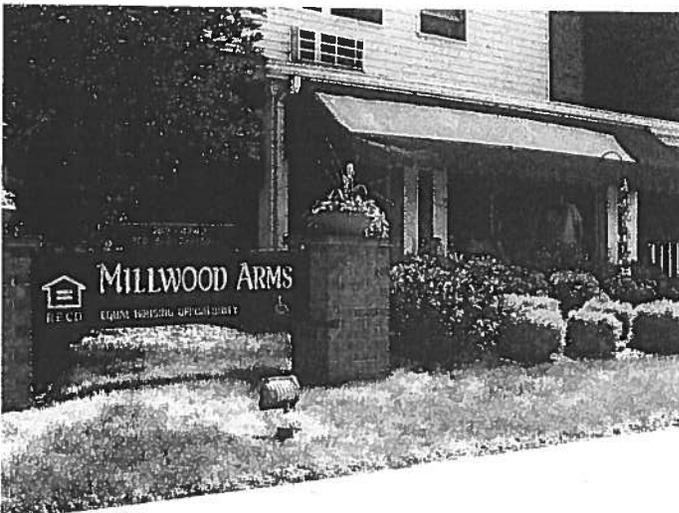
- Completed in 2005, Kelly Meadow View is a 48 unit family community.
- 48-unit family apartments, 24 two-bedroom and 24 three-bedroom units.
- This family community consists of 9 two story townhouse buildings with Basements.
- Affordable to household priced at 50% and 56% of the area median income.
- Financing sources included:
 - 9% Federal Low-Income Housing Tax Credits
 - Conventional Loan



conifer

Millwood Arms

301 13th Street
Ford City, Pennsylvania



- Millwood Arms is a senior community construction completed in 1995.
- This senior community consists of 28 one-bedroom apartments in a single three story building.
- All apartments are available to households earning at or below 60% the area median income.
- Financing sources included:
 - 4% Federal Low-Income Housing Tax Credits
 - USDA Rural Development



Rose Square

504 McCormick Avenue
Connellsville, Pennsylvania



- Rose Square is a family community construction completed in 1997.
- There are 11 family units, in two story two-bedroom townhouse buildings and single story one-bedroom garden style apartments.



- These units are affordable to households earning at or below 50% the area median income.
- Financing sources included:
 - 9% Federal Low-Income Housing Tax Credits
 - PennHomes



conifer

Summit Manor

7821 Admiral Peary Highway
Cresson, Pennsylvania



- Summit Manor is a newly constructed senior community, completed in 1992.
- There are 24 one-bedroom apartments in a single two story building.
- Our apartments are affordable to households earning at or below 60% the area median income.
- Financing sources included:
 - 4% Federal Low-Income Housing Tax Credits
 - USDA Rural Development



conifer





affordable housing

BCM AFFORDABLE HOUSING, INC.

BCM Affordable Housing is a real estate development firm which specializes in creating attractive housing and viable communities that families and seniors call Home. BCM is committed to meeting the challenges presented to it by developing exceptional properties, constructed with quality, environmentally friendly materials and amenities, designed by creative professionals and ultimately managed by a dedicated, caring staff.

BCM is committed to finding and developing quality housing opportunities in urban neighborhoods across the Mid Atlantic Region. Founded in 2007 by Bruce Morgan, BCM seeks out inner-city opportunities, both new construction and renovations, historic and non-historic, for-sale and rental, market rate and affordable.



affordable housing

BRUCE R. MORGAN

Bachelor of Science degree in Business Administration with a double major in Finance and Real Estate from American University in 1984 where he was on the distinguished Dean's List. In 1989, Mr. Morgan earned an MBA degree from the University of North Carolina at Chapel Hill with an emphasis in Real Estate and Finance.

From 1984 to 1989 Mr. Morgan Syndicated in excess of \$126 million of residential real estate for Equity Programs Investment Crop. Mr. Morgan then went to work for FannieMae in its Mortgage-Backed Securities Division overseeing participating mortgage bankers. During this time he was named Employee of the Year. While earning an MBA, Mr. Morgan interned with Lomas Management, Inc. underwriting approximately \$19 million of construction loans in the Southeastern United States.

In 1989 Mr. Morgan joined Amerimar Realty as an Assistant Vice President and was part of the development team which built the \$160 million Rittenhouse Hotel and Condominium. Responsibilities included building out hotel and condominium units as well as the health club.

In 1992 Mr. Morgan became a Project Manager with Toll Brothers, Inc. He started up and built out a \$25 million community including \$1.2 million of site improvements with homes priced between \$300,000 and \$500,000. In 1994 Mr. Morgan formed Morgan Homes, which specialized in building and renovating custom homes. Between 1994 and 1995 he completed a \$2.2 million custom residence as well as two renovations.

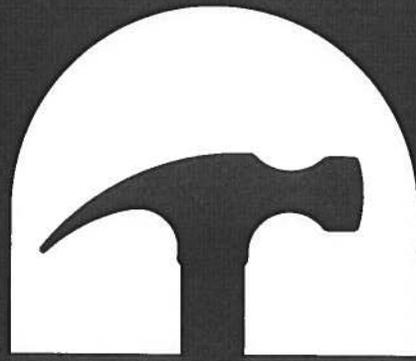
In June of 1995 Mr. Morgan joined The Ingerman Group as a Senior Project Manager to start the in-house construction company which specialized in both new construction and the renovation of residential projects in both Philadelphia and throughout the State of NJ. In 1999 he was promoted to Vice President of Operations overseeing the management operations of the company as well as initiating and overseeing affordable and market rate housing development activities. In 2001 his responsibilities no longer included day to day operations but specialized in finding new transactions, obtaining financing and land use approvals, working with local, county and state officials, selecting and overseeing the architectural, engineering and design processes, shepherding the project through closing, construction and ultimately management. Between 2001 and 2006 Mr. Morgan was responsible for the development and completion of 6 transactions totaling 370 units with total development costs exceeding \$73.8 million along with an additional 5 transactions totaling 319 units with total development costs exceeding \$74 million which are in the process of being financed and/or constructed.

In January 2007 Mr. Morgan formed BCM Affordable Housing, Inc. to pursue inner-city residential development opportunities, affordable and market rate, rental and for sale and to consult for community development corporations in the Mid Atlantic Region.

BCM Affordable Housing, Inc.
DEVELOPMENT PROJECT SUMMARY
AS OF 08/19/2013

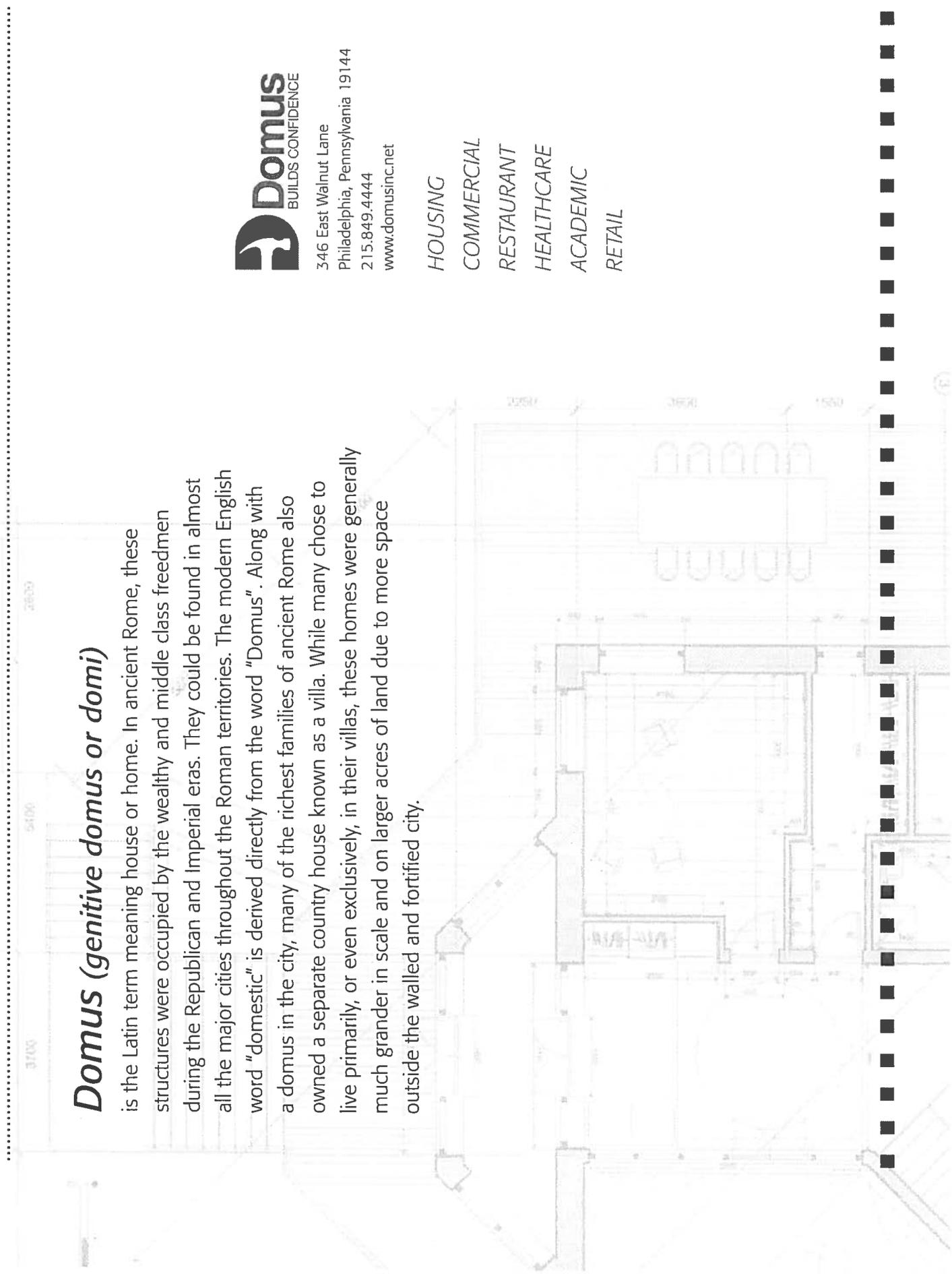
	Development Name	Units	Location	State	Type	LIHTC	Price	Total Equity/Sales Proceeds	1st Mortgage	2nd Mortgage	3rd Mortgage	GP Note/Other	Total Costs	Syndicator
1	MAPLE TREE MANOR	88	WOODBIDGE/NJ	NJ	Sr.	\$349,338	\$0.86	\$2,922,607	\$4,145,239	\$1,861,740	\$742,500	\$839,433	\$10,502,519	Richman
2	PHA SCATTERED SITES	60	PHILA, PA	PA	Family								\$7,650,678	
3	BRIDGETON HOPE VI-Phase 1	114	BRIDGETON, NJ	NJ	Family	\$1,882,586	\$0.81	\$14,210,630	\$363,000	\$363,000	\$750,306	\$4,414,976	\$20,101,912	Richman
4	BRIDGETON HOPE VI-Phase 2	9	BRIDGETON, NJ	NJ	Family	\$0	\$0.00		\$843,092	\$817,000		\$395,000	\$2,055,092	
5	BRIDGETON HOPE VI-Phase 3	97	BRIDGETON, NJ	NJ	Family	\$1,665,073	\$0.81	\$13,322,008	\$700,000	\$1,937,900	\$750,000	\$2,515,753	\$19,225,661	Richman
6	BRIDGETON HOPE VI-Phase 4	50	BRIDGETON, NJ	NJ	Family	\$1,133,671	\$0.88	\$9,746,595	\$677,000	\$2,252,600			\$12,878,195	Muni Mae
7	BRIDGETON HOPE VI-Phase 5	23	BRIDGETON, NJ	NJ	Family	\$528,084	\$0.92	\$4,857,887	\$259,906	\$1,152,500	\$194,209		\$6,464,502	Richman
8	ANTIPOCH MANOR	64	CAMDEN, NJ	NJ	Sr.	\$765,624	\$0.88	\$6,737,495		\$3,492,110	\$355,890		\$10,156,101	Richman
9	PARKER HALL	77	CAMDEN, NJ	NJ	Sr.	\$1,427,180	\$0.82	\$10,914,927	\$0	\$3,585,760	\$385,364		\$14,886,051	Enterprise
10	PENTECOSTAL SQUARE	70	CHESTER, PA	PA	Sr.	\$1,427,908	\$0.70	\$10,538,396	\$400,000	\$1,391,169	\$700,000		\$13,029,565	Richman
11	LINCOLN PARK	66	NEWARK, NJ	NJ	Family	\$1,164,574	\$0.75	\$8,734,000	\$2,305,854	\$2,540,791	\$6,365,711	\$940,000	\$20,886,396	Enterprise
12	MEADOWS AT PYNE POYNTE	40	CAMDEN, NJ	NJ	S. Needs	\$1,144,061	\$0.92	\$9,336,750		\$1,000,000	\$3,000,000	\$412,400	\$13,749,150	Enterprise
13	CEDARS VILLAGE	64	PHILADELPHIA, PA	PA	Sr.	\$1,245,059	\$0.96	\$11,811,180	\$350,000	\$3,220,000	\$250,000	\$183,592	\$15,614,772	Richman
14	REINHARD MANOR	62	WOODBIDGE, NJ	NJ	Sr.	\$1,768,342	\$1.01	\$8,389,661	\$7,657,404	\$305,000			\$16,352,065	Richman
	SUB-TOTAL	884				\$14,507,480		\$111,524,136	\$17,901,475	\$23,919,570	\$13,493,980	\$9,692,154	\$183,752,599	





Domus
BUILDS CONFIDENCE





Domus (genitive domus or domi)

is the Latin term meaning house or home. In ancient Rome, these structures were occupied by the wealthy and middle class freedmen during the Republican and Imperial eras. They could be found in almost all the major cities throughout the Roman territories. The modern English word "domestic" is derived directly from the word "Domus". Along with a domus in the city, many of the richest families of ancient Rome also owned a separate country house known as a villa. While many chose to live primarily, or even exclusively, in their villas, these homes were generally much grander in scale and on larger acres of land due to more space outside the walled and fortified city.



346 East Walnut Lane
Philadelphia, Pennsylvania 19144
215.849.4444
www.domusinc.net

HOUSING
COMMERCIAL
RESTAURANT
HEALTHCARE
ACADEMIC
RETAIL

CORPORATE OVERVIEW

“

Every contractor says they want to be a part of the team and that they are a big team player and all that...

Fact is, Domus really does become a part of the team, and they look to solve and resolve issues.

”

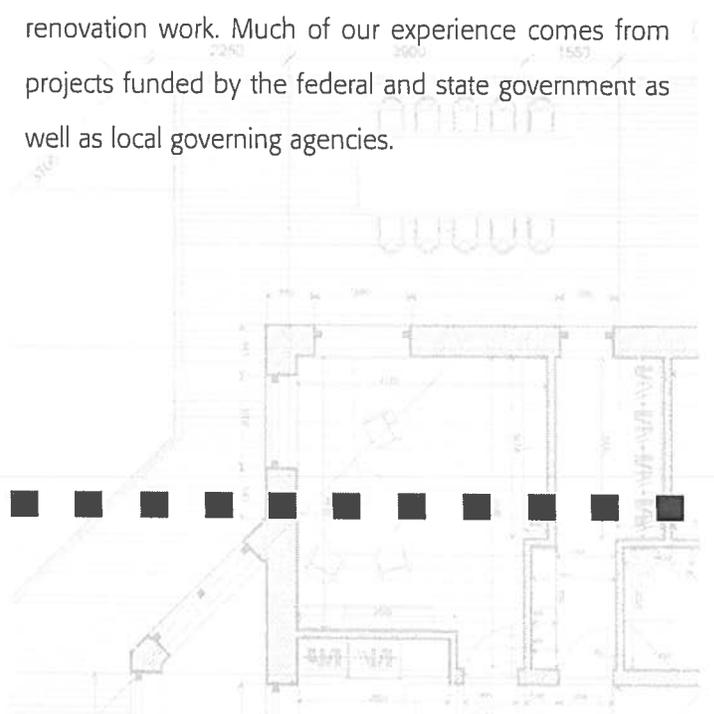
— John Wagner,
Director, Catholic Human Services



Domus is a Philadelphia-based general contractor established in 1976 on the foundation of impeccable business ethics and a problem-solving attitude that has helped us grow to become a \$100 million construction firm with expertise in building and rehabilitating housing, restaurants, retail/commercial, healthcare and academic facilities.

Domus consistently delivers jobs on-time and on-budget by engaging the owner and architect early in the process. By working diligently to understand the customer's needs and learning the challenges presented by each project, Domus becomes an invaluable team partner. We've grown so skilled at this process that nearly 70% of our work comes from repeat customers.

Working in Philadelphia offers Domus wide-ranging opportunities in new construction as well as historic renovation work. Much of our experience comes from projects funded by the federal and state government as well as local governing agencies.



CORPORATE HEADQUARTERS

346 East Walnut Lane
Philadelphia, Pennsylvania 19144

PHONE

215.849.4444

FAX

215.849.1173

ESTABLISHED

1976

ANNUAL VOLUME

\$100 Million +

EMPLOYEES

26 Office Staff
100 Field Force

DISCIPLINES

Housing
Commercial
Restaurant
Healthcare
Academic
Retail

SERVICES

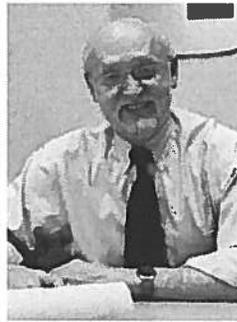
Construction Management
General Contracting
Design / Build

WEBSITE

www.domusinc.net



OFFICERS



C. EDWARD HILLIS

Founder & President

Directs the firm's overall operations

Sits on the Board of Directors for: Youth Build Charter School; Ed Bacon Foundation

University of Missouri, B.A. –
Political Science

Has been building Domus for 36 years.



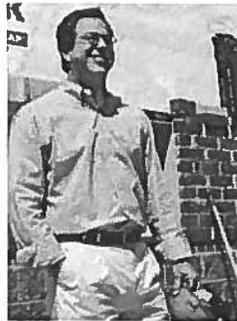
JAMES P. WYATT

Principal

Coordinates with project owners, architects and developers on new projects. Manages all Pre-Construction services including oversight of the estimating department

Green Advantage Environmental Certified
Bucks County Community College, A.A. –
Business Administration

Has been building Domus for 32 years.



ROY S. ROSENBERG

Principal

Directs the companies accounting department. Oversees the construction on multiple projects.

Green Advantage Environmental Certified
Temple University, B.S. –
Civil Engineering/Construction Technology

Has been building Domus for 12 years.



ROBERT V. MALAGOLI

Principal

Directs the firms' project management staff and field operations. Supervises the in house carpenters, electricians and laborer's

Temple University, B.S. –
Marketing and Finance

Has been building Domus for 9 years.



B. SCOTT ZUCKERMAN

Principal

Directs the firm's business development and marketing efforts

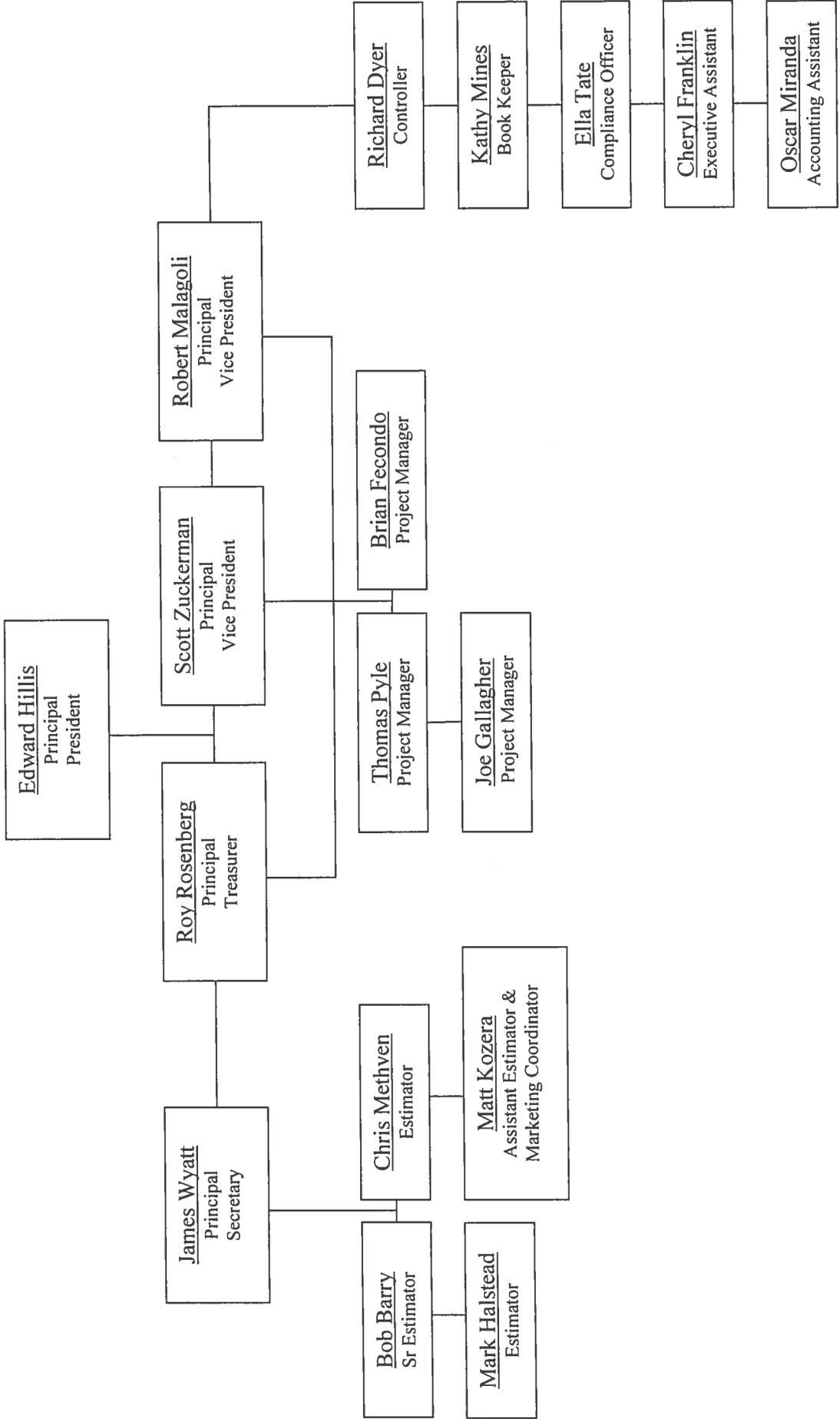
Temple University, B.S. –
Real Estate/Finance

Has been building Domus for 13 years.



Domus, Inc.

Organizational Chart





C. Edward Hillis

President

Education

B.A. Political Science
University of Missouri

Experience

Domus, Inc
1976 - Present

Duties

Administrates a general construction company that performs commercial, residential, and institutional construction in the Delaware Valley.

Activities

Board of Directors of youth Build Charter School
Board of Directors of Ed Bacon Foundation
Board of Directors of Technical Assistance
Board of Directors of Center for Emerging Contractors



Robert Malagoli

Principal

Education

B.S. – Marketing and Finance
Temple University

Experience

Domus, Inc – Principal, Vice President, Sr Project Manager

Over 30 years of experience on construction management, responsible for project management staff, schedules, and profitability.

Project Experience

- William Way Senior Residence Philadelphia, PA
- Penn Hills Ridley, PA
- Temple International House Philadelphia, PA
- Edgemont Senior Housing Chester, PA
- Chester Housing Authority Chester, PA
- Madison Apartments Chester, PA
- Haven Peniel Senior Housing Philadelphia, PA
- St. Ignatius Senior Housing Philadelphia, PA
- Vernon House Philadelphia, PA
- Germantown Homes Philadelphia, PA
- Matopos Hills Elderly Apts Chester, PA
- Chatham/Logan Terrace Chester, PA
- Faison Mews Camden, NJ
- Bethany Baptist Generations Lindenwold, NJ
- Mt Tabor Cyber Village Philadelphia, PA
- Elmwood Senior Apts Chester, PA



B. Scott Zuckerman
Principal

Education

B.S. – Real Estate and Finance
Temple University

Experience

Domus, Inc – Principal, Vice President, Sr Project Manager

Over 20 years of experience on construction management, responsible for project management staff, schedules, and profitability.

Project Experience

- Nugent Senior Apartments Philadelphia, PA
- Nicetown Court Philadelphia, PA
- Le Meridien Hotel Philadelphia, PA
- Evelyn Sanders II Philadelphia, PA
- RAE Restaurant Philadelphia, PA
- Inglis Walnut Lane Philadelphia, PA
- Inglis Washington Lane Philadelphia, PA
- The Legendary Blue Horizon Philadelphia, PA
- Neumann Senior Housing Philadelphia, PA
- Lofts at Brewerytown Philadelphia, PA
- Tangerine Philadelphia, PA
- Barclay Prime Philadelphia, PA
- Interim House Philadelphia, PA



Roy Rosenberg
Principal

Education

B.S. – Civil Engineering and Construction Technology
Temple University

Experience

Domus, Inc – Principal, Treasurer, Sr Project Manager
Over 20 years of experience on construction management, responsible for project management staff, schedules, and profitability.

Project Experience

- Paseo Verde Philadelphia, PA
- Somerton Senior Apartments Trevese, PA
- Cliveden Manor Philadelphia, PA
- Francisville East Philadelphia, PA
- 40th St Promenade Philadelphia, PA
- University Crossing Chester, PA
- Falls Ridge Philadelphia, PA
- Schuylkill Falls Philadelphia, PA
- Martin Luther Plaza Philadelphia, PA
- Liacouras Walk Philadelphia, PA
- Oxford Village/Temple Philadelphia, PA
Student Housing
- Center in the Park Philadelphia, PA
- Orleans Technical Institute Philadelphia, PA
- Distrito Restaurant Philadelphia, PA
- RAE II Philadelphia, PA



James Wyatt

Secretary

Education

A.A. – Business Administration
Bucks County Community College

Certifications

Green Advantage Environmental Certified

Experience

Domus, Inc – Principal, Secretary
1980 - Present

Duties

- Administrate daily office operations
- Manage estimating department
- Negotiate contracts with owners and developers
- Attend preconstruction/design-build meetings
- Coordinate design build projects with Owners, Architects, and Project Managers



OWNER'S REFERENCES

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Email: levin@rhls.org

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Address: 505 S. Lenola Road, Ste. 203
Moorestown, NJ 08057
Phone: 856.231.9422
Email: jparry@jrparch.com

Contact: Bob Thomas
Company: Campbell Thomas & Co.
Address: 1504 South Street
Philadelphia, PA 19146
Phone: 215.985.4354
Email: rthomas@campbell-thomas.com

Contact: Joe Healy
Company: Wallace Robert & Todd
Address: 1700 Market Street, 28th Floor
Philadelphia, PA 19103
Phone: 215.772.1474
Email: jhealy@wrtdesign.com



PROJECTS UNDER CONSTRUCTION

Start Date	Est. Completion Date	% Complete	Project	Tax Credit	# of Units	HUD/ Public Funding	RACP	Occupied	LEED	Location	Contract Amount	Final Contract Amount	Owner	Architect
4/23/2014	4/23/2016	25%	Blueway Townhomes	YES	174	YES				Cambden, NJ	\$ 19,790,474	\$ 19,790,474	Roizman & Companies	Architectural Alliance
10/1/2014	10/31/2015	3%	Kinder Park Phase I		48					Woodsbury, PA	\$ 12,100,000	Under construction	Perseus	Wallace Roberts & Todd
10/1/2014	10/1/2015	2%	Franklin Manor		86					Bellefonte, PA	\$ 14,500,000	Under construction	Roizman & Companies	Tower Architectural Group
11/25/2013	2/1/2015	73%	Whitemarsh Villas	YES	62	YES				Whitemarsh, PA	\$ 13,100,000	Under construction	Roizman & Companies	Architectural Alliance
11/25/2013	12/31/2014	84%	Fairborne Senior Housing	YES	40	YES				Philadelphia, PA	\$ 7,194,152	Under construction	Intercommunity Action	Stadion Torres
9/1/2014	12/31/2014	0%	Tin Roof Restaurant		N/A					Philadelphia, PA	\$ 2,211,131	Under construction	Tin Roof	Moto Design
												Contract Under Construction	\$ 68,895,737	

PROJECTS COMPLETED OVER THE LAST FIVE YEARS

Completion Date	% Complete	Project	Tax Credit	# of Units	HUD/ Public Funding	RACP	Occupied	LEED	Location	Contract Amount	Final Contract Amount	Owner	Architect
9/30/2014	100%	Rock School for Dance	YES	61	YES				Philadelphia, PA	\$ 294,743	\$ 297,080	Rock School for Dance	None
9/19/2014	100%	Mission Green	YES	N/A					Abington, PA	\$ 11,951,000	\$ 12,280,528	Mission Green, LP	Cecil Baker & Partners
9/1/2014	100%	220 Rittenhouse Lobby Renovation		N/A					Philadelphia, PA	\$ 260,678	\$ 260,678	220 W Rittenhouse Square Condo Assoc	Adrian Durr
7/31/2014	100%	Library Co of Philadelphia		N/A					Philadelphia, PA	\$ 323,444	\$ 369,583	Library Co of Phila	BWA Architecture
2/1/2014	100%	APM Fitness @ Passo Verde		N/A					Philadelphia, PA	\$ 1,659,573	\$ 1,660,905	Asociacion Pteromiquenos en Maraca	Wallace Roberts & Todd
12/31/2013	100%	Nugent Senior Apartments	YES	57	YES				Philadelphia, PA	\$ 11,900,000	\$ 12,209,536	Nolan Properties	JRR Partners
12/1/2013	100%	Villanova Townhomes	YES	77	YES				Philadelphia, PA	\$ 5,607,962	\$ 5,919,670	Filimon Villanova LP	Kramer Marks Architects
12/1/2013	100%	William Way Senior Residences	YES	56	YES	YES			Philadelphia, PA	\$ 13,995,000	\$ 14,186,531	Perseus Properties	WRT
12/1/2013	100%	Sartain Apartments		N/A	YES				Philadelphia, PA	\$ 588,080	\$ 588,076	New Courtland Elder Services	None
11/1/2013	100%	DIBruno Bros		N/A					Philadelphia, PA	\$ 910,000	\$ 967,638	DIBruno Bros	Studio Agustin Lovera
10/21/2013	100%	Mt Vernon Apartments	YES	75	YES				Philadelphia, PA	\$ 9,910,139	\$ 10,016,528	Mt Vernon LP	Kiellen & Associates
9/24/2013	100%	All-gables Life Center	YES	N/A	YES	YES			Philadelphia, PA	\$ 5,111,424	\$ 5,462,675	New Courtland Elder Services	Cecil Baker & Partners
9/14/2013	100%	Passo Verde	YES	120	YES	YES		YES	Philadelphia, PA	\$ 29,964,308	\$ 31,306,459	Jonathan Rose Companies	Wallace Roberts & Todd
7/1/2013	100%	Discovery Charter School		N/A					Philadelphia, PA	\$ 8,007,300	\$ 8,451,269	Discovery Charter School	Kramer Marks Architects
6/21/2013	100%	Clutch at Amber Boiler House		N/A		YES			Amber, PA	\$ 693,096	\$ 615,191	Summit Realty	Heckendorn Shiles
6/1/2013	100%	Valley Green Bank		N/A					Philadelphia, PA	\$ 1,046,754	\$ 1,195,978	Valley Green Bank	Metacalf Architecture & Design
5/1/2013	100%	Educational Advancement Alliance		N/A					Philadelphia, PA	\$ 1,768,017	\$ 1,812,531	Educational Advancement Alliance	Kemper Associates, Inc
5/1/2013	100%	DID at Amber Boiler House		N/A					Amber, PA	\$ 1,372,125	\$ 1,428,206	Summit Realty	Heckendorn Shiles
4/2/2013	100%	Seneca Court Residences	YES	60	YES	YES			Trevose, PA	\$ 11,573,146	\$ 11,950,315	Perseus Properties	Kiellen & Associates
4/1/2013	100%	Codras Village (St Maron)	YES	64	YES	YES			Philadelphia, PA	\$ 11,236,000	\$ 11,808,538	St Maron Hall, LP	Kiellen & Associates
3/1/2013	100%	Gallopway Senior Apartments	YES	64	YES	YES			Chester, PA	\$ 12,488,960	\$ 12,900,452	Chester Gateway 2010 L.P.	William R. McKesell Architecture
3/1/2013	100%	Coronates at Amber Boiler House		N/A		YES			Amber, PA	\$ 703,043	\$ 725,761	Summit Realty	Heckendorn Shiles
3/1/2013	100%	Summit Realty at Amber Boiler House		N/A		YES			Amber, PA	\$ 407,376	\$ 431,094	Summit Realty	Heckendorn Shiles
1/16/2013	100%	Asian Arts Center - 3rd Floor Renovation		N/A		YES		YES	Philadelphia, PA	\$ 522,697	\$ 493,931	Asian Arts Initiative	Cecil Baker & Partners
8/1/2012	100%	Living Springs Manor	YES	20	YES				Delanco, NJ	\$ 3,008,085	\$ 3,122,569	Abundant Life CDC	Kiellen & Associates
10/26/2012	100%	Fine Kaplan, Black		N/A					Philadelphia, PA	\$ 195,288	\$ 250,158	KTR Management	Stuart & Associates
07/20/12	100%	South City Gardens		10	YES				Philadelphia, PA	\$ 3,000,000	\$ 3,010,873	Innova Redevelopment, LLC	Heckendorn Shiles
6/6/2012	100%	Amber Boiler House	YES	N/A	YES	YES		YES	Amber, PA	\$ 8,254,420	\$ 8,619,884	Summit Realty	Stuart & Associates
03/20/12	100%	Penn Tills	YES	49	YES	YES			Roller, PA	\$ 12,102,373	\$ 12,418,724	Perseus Properties	Heckendorn Shiles
05/20/12	100%	Hancock Fire Job		N/A			YES		Philadelphia, PA	\$ 375,000	\$ 375,000	Impact Services Corp	Wallace Roberts & Todd
11/20/11	100%	WPACES		N/A					Philadelphia, PA	\$ 2,850,000	\$ 2,649,064	WPACES	Kramer Marks Architects
11/20/11	100%	Necotown Court	YES	37	YES				Philadelphia, PA	\$ 10,325,403	\$ 10,838,301	Necotown Court Associates	Stuart & Associates
01/20/12	100%	Stevensburg Mainstay Homes	YES	26	YES				Philadelphia, PA	\$ 5,803,216	\$ 6,175,064	Friends Rehabilitation Program, Inc	KSK Architects
11/20/11	100%	777 South Broad Fire Job		N/A			YES		Philadelphia, PA	\$ 193,457	\$ 193,457	Dransoff	JRR Partners
06/20/11	100%	Cliveden Manor	YES	106	YES	YES			Philadelphia, PA	\$ 10,467,000	\$ 10,774,633	New Courtland Elder Services	Bluekett Hayes Architects
04/20/11	100%	Help - Philadelphia Homes	YES	63	YES				Philadelphia, PA	\$ 11,300,000	\$ 11,766,081	Help USA	Kramer Marks Architects
12/20/10	100%	Hancock Manor	YES	45	YES	YES			Philadelphia, PA	\$ 8,435,353	\$ 8,845,751	Impact Services Corp	Schwam Architects
03/20/11	100%	Francisville East	YES	44	YES				Philadelphia, PA	\$ 9,800,109	\$ 10,284,747	Francisville East, LP, CO Community Ventures	KSK Architects
12/20/10	100%	Abundant Life	YES	100	YES				Delanco, NJ	\$ 15,491,835	\$ 16,031,999	Abundant Life Community Development Corp	Kiellen & Associates
02/20/11	100%	Evelyn Sanders Phase II	YES	31	YES	YES			Philadelphia, PA	\$ 6,824,959	\$ 7,204,453	Womens Community Revitalization Project	Kramer Marks Architects
02/20/11	100%	Diamond Street Initiative	YES	50	YES				Philadelphia, PA	\$ 9,340,000	\$ 9,916,810	Perseus Properties, LLC	Kiellen & Associates



PROJECTS COMPLETED OVER THE LAST FIVE YEARS

Completion Date	% Complete	Project	Tax Credit	# of Units	HUD/Public Funding	RACP	Occupied	LEED	Location	Contract Amount	Final Contract Amount	Owner	Architect
05/2010	100%	Weavers Way - Canuso's Market		N/A					Philadelphia, PA	\$ 1,374,493	\$ 1,452,983	Weaver's Way Cooperative Association	D.R. Group/Becker Winston Architects
10/2010	100%	Urban Farm - City Building		N/A					Philadelphia, PA	\$ 149,997	\$ 189,245	Urban Farm LLC	A.H. Adams
10/2010	100%	Osun Village	YES	16	YES				Philadelphia, PA	\$ 3,551,733	\$ 3,592,008	Osun Village Partnership, LP	Kramer Marks Architects
07/2010	100%	North Camden Land Trust	YES	65	YES				Camden, NJ	\$ 11,430,088	\$ 12,259,208	Lutheran Social Ministries	Kiethen & Associates
09/2010	100%	New Courtland - Anatomy & Physiology Labs		N/A			YES		Philadelphia, PA	\$ 320,310	\$ 335,806	New Courtland Elder Services	APIC Architects
10/2010	100%	Madison Building	YES	38	YES				Chester, PA	\$ 7,681,952	\$ 8,003,894	Madison Associates 2008 L.P	William R. McKesell Architecture
09/2010	100%	Johnson Mathews - Drumm Storage		N/A					West Deptford, NJ	\$ 1,376,347	\$ 1,374,847	Johnson Mathews, Inc	Consulting Engineer Services
02/2011	100%	Gift of Life		32		YES			Philadelphia, PA	\$ 6,150,000	\$ 6,675,001	Gift of Life Donor Program	Kramer Marks Architects
08/2010	100%	Edgmont St Housing	YES	87	YES				Chester, PA	\$ 15,318,025	\$ 15,918,699	Edgmont Associates 2007 L.P	William R. McKesell Architecture
04/2011	100%	CHA Building	YES	N/A	YES				Chester, PA	\$ 2,257,680	\$ 2,405,692	Chester Housing Authority	William R. McKesell Architecture
10/2010	100%	Carson Valley School		N/A			YES		Floerstown, PA	\$ 263,002	\$ 305,615	Carson Valley Childrens Aid	Kramer Marks Architects
05/2010	100%	Boyd Hall - St. Joseph's University		N/A					Lower Merion, PA	\$ 1,144,950	\$ 1,144,784	St. Joseph's University	Metro Architects
02/2009	100%	Seaman's Chapel		N/A			YES		Philadelphia, PA	\$ 1,044,764	\$ 1,094,755	Seaman's Church Institute	Stokes Architecture, LLC
06/2009	100%	RAE II		N/A			YES		Philadelphia, PA	\$ 2,494,879	\$ 2,560,465	Two Liberty Place Restaurant Partners, LLC	CCS Architecture
12/2009	100%	Pennsdale II	YES	38	YES	YES			Philadelphia, PA	\$ 6,406,706	\$ 6,551,506	Intercommunity Action, Inc.	K&A Architectural Services, LLC
01/2009	100%	Northern Home for Children - Hartley Bldg			YES	YES			Philadelphia, PA	\$ 1,555,109	\$ 1,659,707	Northern Home for Children	Cecil Baker & Partners
09/2009	100%	New Courtland LPN School		N/A					Philadelphia, PA	\$ 1,854,590	\$ 2,016,043	New Courtland Elder Services	APIC Architects
01/2009	100%	Mt. Taber Senior Center Village	YES	57	YES				Philadelphia, PA	\$ 11,063,333	\$ 11,296,183	Mt. Taber C.F.E.D	Becker Winston Architects
09/2009	100%	Le Meridian Hotel		N/A					Philadelphia, PA	\$ 29,541,156	\$ 32,159,173	Arch Street Hotel Partners, LLC	Bluckley Hayes Architects
06/2009	100%	Hunter School Homes	YES	50	YES				Philadelphia, PA	\$ 10,500,000	\$ 10,692,623	North Square Civic Association	Paraha & Holland Arch. & Int.
11/2009	100%	Heaven Pentel Senior Citizen Residence	YES	55	YES	YES			Philadelphia, PA	\$ 7,577,720	\$ 7,776,638	Heaven Pentel Development Corp.	Joseph P. Young & Assoc.
04/2009	100%	Meres Life Center	YES	N/A	YES				Philadelphia, PA	\$ 4,647,783	\$ 4,804,409	Hesperia Assoc. of Conf. and Ent	Kiethen & Associates
05/2009	100%	Guild House East	YES	90	YES	YES			Philadelphia, PA	\$ 8,812,908	\$ 9,768,374	Friends Rehabilitation	Venturi, Scott Brown & Assoc.
08/2009	100%	Gauderina - Philip House	YES	22	YES				Philadelphia, PA	\$ 1,807,992	\$ 2,034,914	Gauderina Foundation Inc	Y Kim Architects
06/2009	100%	Evelyn Sanders Townhouses	YES	40	YES			YES	Philadelphia, PA	\$ 8,847,291	\$ 9,164,992	Evelyn Sanders L.P	Kramer Marks Architects
06/2009	100%	Adult Day Care at Germantown Home		N/A					Philadelphia, PA	\$ 1,473,863	\$ 1,721,007	New Courtland Elder Services	APIC Architects



LYNN FIELDS HARRIS
110 Clydesdale Circle
Eagleville, PA 19403

484-231-1934 (Home)
215-848-7722 (Office)
lmh1119@comcast.net

Versatile, results-oriented executive with extensive experience in government and community relations, intergovernmental affairs and non-profit management. Experienced in achieving consistency, clarity and continuity in messages to varied stakeholders. Managed and developed staffs up to 30 with budgets up to \$2.1 million, while achieving strategic objectives. An organized self-starter with extensive network of contacts, excellent writing skills, fundraising experience and appreciation for entrepreneurial work ethic.

PROFESSIONAL EXPERIENCE

Executive Director (01/2003-present)
CENTER IN THE PARK Philadelphia, PA

Chief Executive of Center in the Park, a comprehensive community based senior center primarily focused on providing services to older adults, ages 55 and over. Accountable to the Board of Directors for the organization's programs and services, for its role in the community, for the development, deployment and functioning of the staff and for the financial viability of the organization. Center in the Park is accredited by the National Institute of Senior Centers/National Council on Aging and is recognized as a model for implementation of evidence based health and wellness programming and development of community-based/academic participatory research initiatives.

Deputy Director of Aviation, Marketing and Public Affairs (1998 – 08/2001)
PHILADELPHIA INTERNATIONAL AIRPORT Philadelphia, PA

Responsible for air service development, including passenger and cargo service, and managed public relations, media relations, advertising and customer service programs for the Airport.

Accomplishments:

- Liaison with tourism and hospitality industry, public and higher education agencies and government agencies, like the Federal Aviation Administration (FAA).
- Developed marketing plans to attract new passenger and cargo service to specific underserved domestic and international markets.
- Led successful efforts to attract Air France to begin serving the Philadelphia market.
- Created the airport's first Cargo Council.

Loaned Executive, Middle Markets and Marketing and Communications (1997-1998)
UNITED WAY OF SOUTHEASTERN PENNSYLVANIA Philadelphia, PA

Managed forty corporate and non-profit accounts with annual workplace campaigns raising \$25,000 or less during fall fundraising campaign with overall goal of raising more than \$50 million. Consulted on various marketing and communications issues, projects and special initiatives, including Philadelphia's Promise; Stand for Children; and, United Way's Day of Caring.

Director, Communications and Public Relations, PHILADELPHIA GAS WORKS (1991-1997)
Philadelphia, PA

Prior to re-structuring, handled all government and community relations programs for the nation's largest municipally owned natural gas utility. Following re-organization, assumed responsibility for corporate communications, including all internal and external communications, public and community relations programs.

Accomplishments:

- Reorganized and merged operations of two departments achieving cost savings and efficiency by restructuring positions to fit organizational mission while providing team building and training opportunities for staff.
- Led efforts to develop creative advertising approach to credit/collections challenge which resulted in increased collections among the targeted group and the receipt of the American Gas Association's award in 1995 for best multi-media advertising campaign.
- Increased community outreach and visibility by initiating use of a mascot, and a community relations outreach vehicle to reach low-income customers and enhance awareness of the availability of home energy assistance programs.

President and Founder, COMMONWEALTH CONSULTANTS, INC.

(1988-1991)
Philadelphia, PA

Founded government relations firm with the objective of resolving bureaucratic logjams and regulatory issues and/or advocating for passage of legislation at the state and local levels of government for various clients, including City of Philadelphia; ABRAXAS Group, Inc.; M. R. Beal & Company; R. J. Reynolds Tobacco, USA; Pennsylvania Association of Rental Dealers; and Philadelphia Child Guidance Clinic.

Administrator and Assistant Treasurer, MAYORAL RE-ELECTION COMMITTEE (1986-1988)

Philadelphia, PA

Managed multi-million dollar fundraising campaign and administrative operations in Primary and General elections for successful mayoral re-election bid.

Director of Communications & Special Assistant to the Mayor, MAYOR'S OFFICE (1984-1986)

Philadelphia, PA

Various responsibilities, including speech writing and intergovernmental liaison with organizations such as the US Conference of Mayors, National League of Cities and PA League of Cities.

Legislative Director, SPEAKER'S OFFICE, PENNSYLVANIA HOUSE OF REPRESENTATIVES

(1975-1984)
Harrisburg, PA

Served as staff person for the House Rules Committee for the House Majority Leader, who was later elected Speaker of the House. Handled legislative matters such as referral of bills to committees, managed staff assigned to assist the Speaker in floor duties. Met with lobbyists and others interested in advocating for legislative actions. Handled Speaker's legislative agenda, specifically on issues of education, health and welfare.

EDUCATION

Harvard University, John F. Kennedy School of Government, Cambridge, MA
Masters, Public Administration

St. Joseph's University, Philadelphia, PA
Bachelor of Science, Elementary Education – Recipient - Wm. J. Walsh Medal for Excellence in Education

The Pennsylvania State University - Certificate in Senior Center Management – Level 2

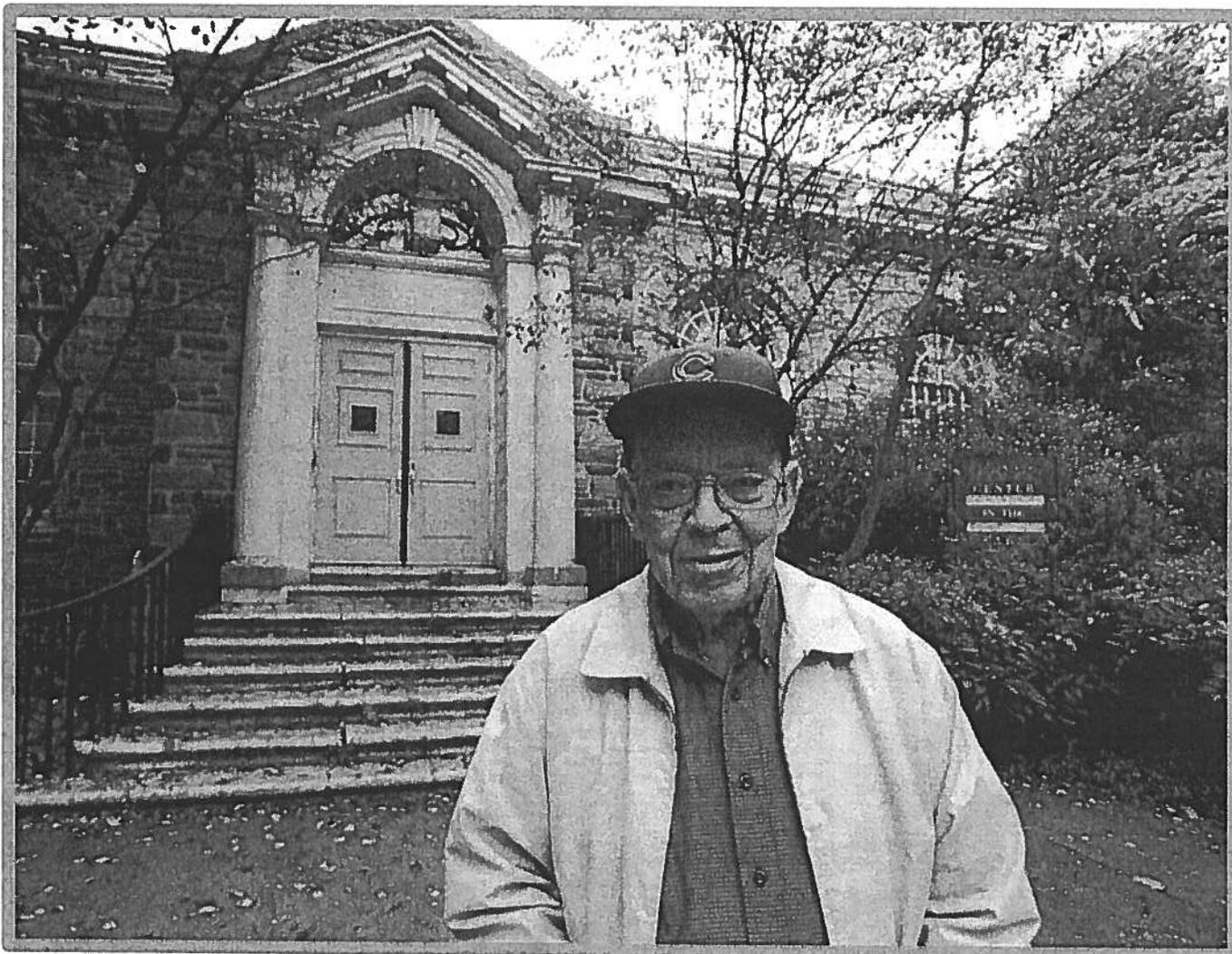
PROFESSIONAL/CIVIC AFFILIATIONS AND ACTIVITIES

Member, Chestnut Hill Hospital Board of Trustees
Member, PA Behavioral Health and Aging Coalition Board
Member, Mayor's Commission on Aging
Chair-Elect, Executive Committee, National Institute of Senior Centers (NISC)
Past Chair, PA Council on Aging
Past President, Pennsylvania Association of Senior Center Administrators (PASC)
Former Member, Delegate Council, National Institute of Senior Centers/National Council on Aging (NCOA)
Former Chair, Board of Governors, Communications Academy, Philadelphia Academies, Inc.
Former Member, Board of Directors, West Philadelphia Cultural Alliance
Former Member, Board of Directors, Ogontz Avenue Revitalization Corporation
Member, Delta Sigma Theta Sorority, Inc., A Public Service Sorority
Former Chair, Utility Emergency Services Fund
Former Trustee and Board Officer, Lincoln University, Lincoln University, PA

Public Speaking and Crisis Communications Training
Harvard Business School, Philadelphia Club, Social Enterprise Initiative - 2004, 2005, 2007, 2009, 2011
Delegate to the 2005 White House Conference on Aging
Selected Presentations:
Presenter, American Society on Aging/National Council on Aging (ASA/NCOA) Annual Conferences, (Philadelphia, 2006 and Chicago, 2007)
Presenter, The Gerontological Society of America, 61st Annual Scientific Meeting (November, 2008)
Presenter, U.S. Administration on Aging, Recovery Act Communities Putting Prevention to Work Chronic Disease Self-Management Program Grantee Meeting (June, 2010)
Presenter, New Jersey Foundation for Aging Conference (Spring, 2011)
Presenter, Institute for Clinical and Translational Research, Johns Hopkins University (Spring, 2013)
Presenter, 42nd Summer Institute, Delaware Health and Social Services, Division of Substance Abuse and Mental Health (Summer, 2013)
Presenter, Philadelphia Corporation for Aging, 2013 Regional Conference on Aging (Fall, 2013)
Presenter, Massachusetts Council on Aging/NCOA Senior Center Conference (Fall, 2013)

Co-Author, "Education and Support Program Helps Older African Americans Manage Chronic Conditions," Newsletter of the Healthcare and Aging Network, (Winter, 2006), American Society on Aging
Co-Author, "Harvest Health: Translation of the Chronic Disease Self-Management Program for Older African Americans in a Senior Setting", The Gerontologist (Oct. 2008)
Co-Author, A community-integrated home based depression intervention for older African Americans: description of the Beat the Blues randomized trial and intervention costs, BMC Geriatrics (March, 2012)
Co-Author, "Cultural Diversity and Views on Alzheimer Disease in Older African Americans", Alzheimer Journal (June, 2012)
Co-Author, "A Home-Based Intervention to Reduce Depressive Symptoms and Improve Quality of Life in Older African Americans – A Randomized Trial", Annals of Internal Medicine (August, 2013)

Co-investigator - National Institute of Mental Health funded research projects – In Touch: Mind Body & Spirit; and, Beat the Blues in collaboration with Thomas Jefferson University's Center for Research on Aging and Health (CARAH)/ Johns Hopkins University School of Nursing Center for Innovative Care in Aging
Professional Associate, Penn State University, Abington
Certified Master Trainer, Stanford University Chronic Disease Self Management Program, 2010
Certificate in Copy Editing, Temple University, 2013



ANNUAL REPORT



FY 2014

Center in the Park promotes positive aging and fosters community connections for older adults whose voices are critical instruments in shaping its activities and direction.

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"My participation in the Harvest Health Program has been extremely helpful in changing my life. My blood sugars and my blood pressure are now normal. I am now eating more fruits, vegetables and walking for exercise. I feel so much better. I am no longer tired, depressed and sluggish. The positive health habits are now a part of my life and I cannot imagine going back to my old habits." –

Harvest

Health

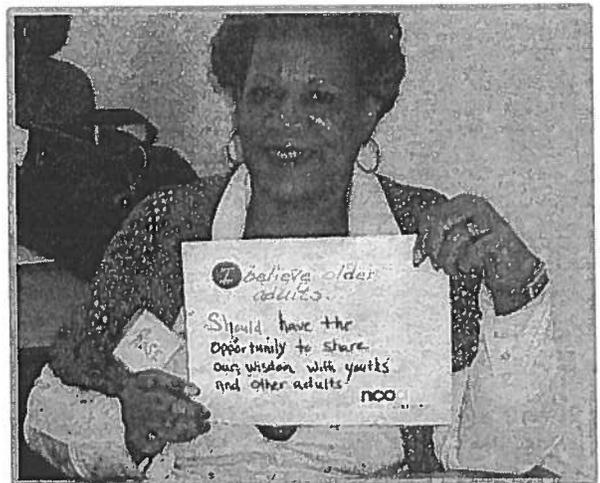
CDSMP

Participant



PROGRAM HIGHLIGHTS

- In November 2013, CIP was one of 7 Philadelphia non-profits to be selected as a GlaxoSmithKline Impact Award winner for building healthy communities through our health promotion and evidence-based programs.
- CIP was awarded a contract, beginning July 2013, by the Philadelphia Corporation for Aging (PCA) to deliver the Philadelphia Long Term Care Ombudsman Program in Northwest and Northeast Philadelphia. The Ombudsman program provides advocacy for residents of long term living residences including nursing homes, personal care homes, domiciliary care homes, and adult daily living centers.
- CIP entered into a collaborative research project with Thomas Jefferson University's School of Pharmacy to study the effectiveness of a pharmacist-delivered pneumonia vaccine education program.
- Building on the success of the Aging Mastery Program (AMP) pilot, for which CIP was one of 5 centers in the nation selected by the National Council on Aging (NCOA) to pilot in spring 2013, CIP offered AMP for a second time in Spring 2014; 25 older adults participated in 8 hour long workshops focused on different aspects of healthy behaviors, and earned points and incentives by setting/achieving goals.
- In collaboration with NCOA, CIP applied for and was successful in receiving a Senior Community Center grant awarded by the Pennsylvania Department of Aging to collaborate and train 7 other senior centers across the Commonwealth to deliver the AMP.
- Through a grant from Generations United, CIP's Health Promotion Coordinator and Living Well Players (a health theater group comprised of CIP members), participated in an intergenerational community education project in partnership with the Pennsylvania School for the Deaf and Mastery Charter School.
- CIP presented a poster at the 2014 American Society on Aging Conference in San Diego highlighting CIP's housing counseling program entitled *Silver Dollars: How a Senior Center is Helping Older Adults Avert Financial and Housing Crises*.



- In February 2014, CIP was one of 30 senior centers selected by the National Council on Aging to participate in a Senior SNAP Enrollment Initiative designed to decrease stigma related to the food stamp program and to increase enrollment of eligible older adults.



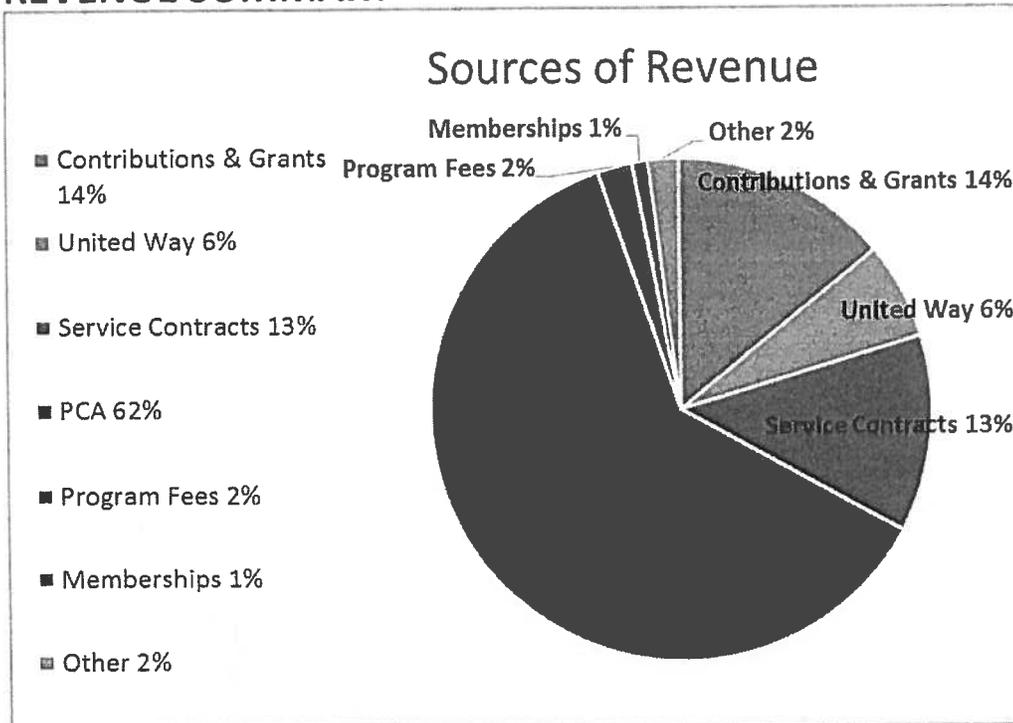
PROGRAM STATISTICS

(July 1, 2013 – June 30, 2014)

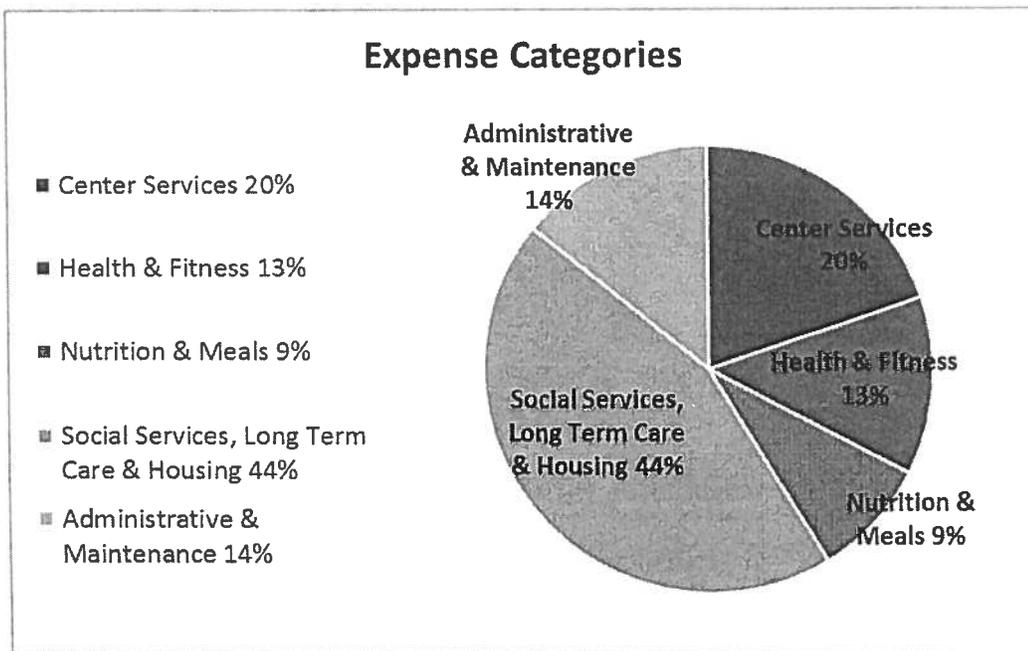
Unduplicated Number of People Served:	1,955
New Members Joined:	335
Total Volunteer Hours Contributed:	7,935
Attended Health Promotion Activities:	814
Attended the Harvest Health Chronic Disease Self-Management Program:	61
Education/Life Long Learning Classes:	344
Number of Meals Served:	21,536
Received Information and Referrals:	1,340
Received Case Management:	401
Received Services through CIP Neighborhood Energy Center:	505
Received Housing Counseling:	160
Number of site visits to long-term care facilities:	513
Number of long-term care facilities visited by Ombudsmen:	143
Number of cases opened and resolved on behalf of residents by Ombudsmen:	96

REVENUE AND EXPENSES

REVENUE SUMMARY



SUMMARY OF EXPENSES





Center in the Park has a dedicated staff of 30 full and part-time individuals committed to furthering the center's mission.



STAFF LEADERSHIP TEAM

Lynn Fields Harris, MPA

Reneé C. Cunningham, MSS

Megan C. McCoy, MSS, MLSP

Courtney White Drellich, MSW

Brannon Johnson

Executive Director

Associate Director

Director of Grant Research and Development

Social Services Supervisor

Program Director

2013-2014 BOARD OF DIRECTORS

OFFICERS

Derek S. Green, Esquire
Special Counsel, Councilwoman Tasco's Office
President

Reverend Dr. Nancy E. Muth
Minister, The First Presbyterian Church in Germantown
Vice President

Reginald V. Cooper
Sr. Small Bus Specialist II, Sovereign Bank
Treasurer

Judith A. Mackarey, Esquire
Mackarey & Davidson, P.C.
Secretary

BOARD MEMBERS

Carol Allen
Director of Public Affairs and Program Development, Gateway Health Plan

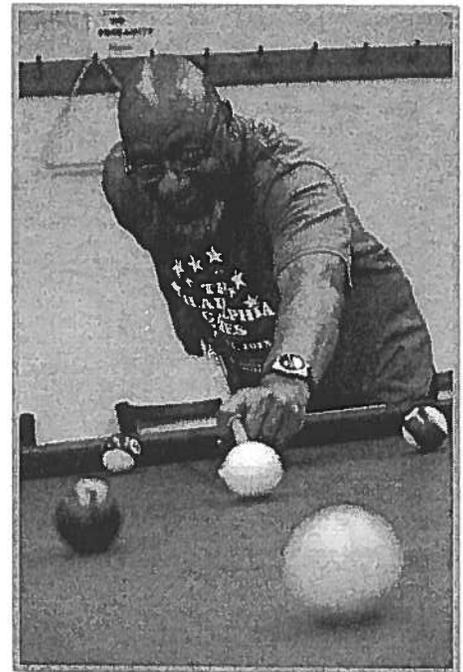
Doris Beeks
Advisory Council President

Randolph K. Brock
Vice President – Investment Officer Wells Fargo Advisors, LLC

Katherine L. Clupper
Managing Director, PFM

William Epstein
Director of Communications, United Food and Commercial Workers Local 1776 (retired)

Ernest Freeman, AICP
Certified Planner



CENTER IN THE PARK

FY2014

Charles M. Greene
Principal, C.M. Greene & Associate

Karen Leslie Henry
Director, Center for Community & Professional Services,
Pennsylvania School for the Deaf

Hiliary H. Holloway, Jr., MS,CPEA
Safety Professional

Reverend Alexander G. Houston
Senior Pastor, Cohansey Baptist Church (Bridgeton,NJ)

Emilee J. Taylor
Art Educator (retired)

Lowell Thomas, Esquire
General Counsel, PHDC



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www.centerinthepark.org



Accredited by
National Institute of
Senior Centers



United Way
of Greater Philadelphia
and Southern New Jersey

