

## 7. Developer Capacity and Qualifications

### *Owner*

As is standard for LIHTC projects, the owner of the project will be a Limited Partnership in which Liberty Housing Development Corp is the General Partner and will control the planning, development, and operations of the project. Please see below for more information on LHDC's experience.

### *Team Structure*

The team members are as follows:

**Sponsor/Developer: Liberty Housing Development Corp (LHDC)** is the affordable housing development arm of Liberty Resources, Inc., (LRI) a non-profit, consumer-controlled organization with more than thirty years of experience that advocates and promotes independent living for persons with disabilities. More than fifty-percent of LRI's Board and staff have disabilities.

A separate 501(c)(3) non-profit, LHDC was established in 2007 for the sole purpose of developing accessible, affordable, integrated housing for persons with disabilities (please refer to the end of this section for evidence of 501(c)(3) designation). LHDC was created in response to what LRI saw as a critical and unmet need: permanent affordable housing with supportive services that would allow a physically disabled person to live independently within the community. Much of their work has been inspired by the number of disabled individuals they encountered who were young and eager to live independently, but were living in nursing homes simply because they couldn't find living arrangements suitable for their needs. Like Liberty52, LHDC's projects have promoted the integration of disabled persons into the broader community.

**Property Manager – Community Realty Management (“CRM”)**, a full service real estate management and investment property management organization that has been in existence since 1974, will be the property manager. CRM specializes in the compliance of affordable housing properties and brings decades of experience with LIHTC and HUD regulations. CRM staff maintain all relevant licenses and certifications within the industry, attending regular trainings to ensure that all employees are up-to-date on the latest rules and regulations. CRM’s on-site property manager will hold the leases, collect rents, supply maintenance services, and manage transfers and unit turnover. S/he will further ensure that resident applicants meet all ACC and LIHTC qualification standards; provide annual recertification; and perform home inspections.

**Project Management/Housing Consultant – Stone Sherick Consulting Group, LLC (SSCG)** is a WBE and will provide project management services to support LHDC in their development activities. SSCG, along with their parent company **Sherick Project Management, Inc. (SPM)**, has been in business for over 20 years and has a wide range of clients and a variety of experience. Approximately 90% of SPM’s current client base is non-profit organizations developing affordable housing and community facilities including multiple projects with housing authority project-based vouchers. Please see SPM resume for reference at the end of this section.

**Attorney – Jeanine Dankoff, Esq., of Berman Indictor, LLP** will be the lead attorney on the project. An affordable housing development and finance specialist, Jeanine has represented both developer and public housing authorities in matters related to low income housing tax credits, tax exempt bonds, state housing finance agency loans, and conventional financing. She also advises clients on various regulatory and compliance issues in conjunction with these financing sources. Jeanine will assist LHDC with the tax credit closing and HUD approvals.

**Architect – Kitchen & Associates, the project architect**, was founded in 1971 by architect and urban planner Ben Kitchen, AIA, PP, when he resigned as Senior Associate at a world-renowned architectural firm to pursue his life-long passions for both the built and natural environment. Ben’s indispensable ally was his wife Beth, also an urban planner. Together they established the firm’s mission of “social architecture”, changing the world by changing the way that people live, coupled with a culture of sustainable design.

**General Contractor – DALE Corporation** is a full-service construction management, general contracting and development/consulting firm. Founded in 1959, the Company has a strong heritage in the construction industry and is known for its expertise in publicly-funded projects, commercial, education, elderly and skilled care, hospitality, mixed-use, multi-family and retail projects in the Mid Atlantic Region.

**DALE’s** reputation for excellence has been built one client at a time, consistently exceeding expectations time after time. Understanding that its future depends on the successful detail of every project, the company has developed a culture of uncompromising performance. DALE’s ability to adapt to changing business conditions helps its clients meet the demands of today’s business climate resulting in strong business relationships that withstand the test of time. **DALE** has core competencies in Pre-Development Consulting, Development Consulting, Pre-Construction and Construction Services.

**Site Civil Engineer – Ruggiero Plante Land Design, LLC** is a multidiscipline **Woman Business Enterprise (WBE)** consulting firm that provides the specialized design and administrative services required for successful land development. The firm’s reputation is built on its design and engineering excellence, as well as its ability to guide development proposals through the public approval process. Established in

1976, the firm employs 13 individuals, including professional land planners, civil engineers, landscape architects and land surveyors.

**Ruggiero Plante Land Design, LLC** provides consulting services during all stages of the development process, from program development and land acquisition through design, municipal approval, environmental permitting, construction and building commissioning. The firm has provided land planning, site design and construction documentation services for thousands of land development projects throughout Pennsylvania and New Jersey, as well as projects in New York, Delaware, and Maryland. Since 1996 they have concentrated the practice on redevelopment projects within the City of Philadelphia.

#### *Profile of Principals and Staff*

LHDC's management team and senior staffs are listed below:

- Thomas H. Earle, CEO, Liberty Resources, Inc.
- Fady Sahhar, Chief Administrative Officer, Liberty Resources, Inc.
- Bruce Connus, President and CEO of LHDC

At the end of this section, please see enclosed resume for Bruce Connus, President and CEO of LHDC, who will be LHDC's primary contact for the project. Bruce Connus has over 23 years of experience in developing and managing apartment facilities for special needs populations and has developed over 266 apartment units in 6 separate HUD 811 or 202 facilities, as well as managed 642 apartments in two states and 11 locations. The end of the section also includes materials on the various team members, and WBE certification verification for Ruggiero Plante Land Design and Stone Sherick Consulting Group.