

AFFORDABILITY | SUSTAINABILITY | COMMUNITY







Preservation of Affordable Housing (POAH) is a national nonprofit organization whose mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity and access to opportunity for all.





MORE THAN  
**12,000**  
AFFORDABLE  
RENTAL  
APARTMENTS  
PRESERVED  
OR CREATED

BUILDING FOR  
LONG-TERM  
SUSTAINABILITY

PARTNERING  
FOR RESIDENT  
SUCCESS

## WHAT WE DO

POAH revitalizes at-risk affordable housing communities as vibrant, healthy homes for low- and moderate -income residents. Since 2001, the POAH team has advanced its mission with a blend of expertise and creativity, solving complex problems that others have seen as insurmountable. We have secured long-term affordability for residents while addressing the interests of owners, funders, public agencies, and other stakeholders. The result is the preservation of more than 12,000 affordable rental apartments through transactions that guarantee that rents will remain affordable for the long-term (30+ years).

POAH has also successfully influenced a range of public policies that address the vulnerability of our nation's subsidized rental housing. POAH's policy interests include regulatory and preservation efforts nationwide, incentives to empower nonprofit owners seeking to preserve long term affordability, energy efficiency, and the promotion of housing as a platform for resident success.

**WE PRESERVE AFFORDABILITY.**

# HOW WE DO IT

## Creative Development

The Development Team develops creative and responsive strategies for preserving and building affordable homes, carrying projects from acquisition through financing, renovation/ construction and stabilization under new permanent financing. The team works closely with partners – including current residents, public housing authorities, investors and lenders – to deliver buildings that are financially and physically sustainable for the long run, on-schedule and on-budget. The team primarily works on three types of projects:

### 1 NEW CONSTRUCTION

Building homes that are appropriate for the surrounding neighborhood and community, and built to high standards that integrate conservation and sustainability for the long term.



### 2 COMMUNITY REVITALIZATION

Undertaking major neighborhood-scale revitalization projects in Chicago, Boston, Somerville, (MA) and Washington, D.C.



### 3 ACQUISITION REHAB

Rehabilitating properties threatened with conversion to market rental or luxury housing with new systems and structures.



*“I am so proud to have family and friends come and see this whole transformation. It’s a beautiful community inside and out and I’m so blessed.”*

Donna Hodson (front left)  
Resident, Brandy Hill Apartments, Wareham, MA





WE BUILD FOR THE FUTURE.

## FEATURED PROPERTY

### **Canal Bluffs/Clay Pond Cove, Bourne (Cape Cod)**

Canal Bluffs and Clay Pond Cove is a multi-phased, mixed income new construction residential development located less than a mile from the Bourne Bridge at the gateway of Cape Cod on the 17 acre parcel of land that had been slated for a high tech startup company. The Residences at Canal Bluffs were built in 2009 followed by the second phase, Clay Pond Cove which included the completion of the wastewater treatment plant that serves the whole Canal Bluffs residential community and the abutting retail shopping center.

High Meadow Townhomes were the last phase of these affordable, workforce and market rate apartment homes for families and seniors in this very desirable Cape Cod location with easy access to commercial areas, shopping, employment centers and transportation.



## Creative Acquisitions

POAH's Acquisitions Team works with property owners, residents, public agencies, and other stakeholders to structure successful preservation transactions. We've built a track record across 124 properties with more than 12,000 affordable rental apartments by delivering value across multiple priorities:

Preserving long-term affordability by ensuring properties will stay affordable for current and future residents;

Delivering value and certainty for sellers by structuring preservation transactions that are economically competitive with other alternatives – and bringing the track record and financial capacity to execute quickly;

Using public resources efficiently, by leveraging historic investments in at-risk properties and structuring transactions that make the most of every public dollar

**WE BRING CREATIVE SOLUTIONS.**



## FEATURED PROPERTY

### Trinity Towers, Melbourne, FL

In 2013, POAH purchased the Trinity Towers West, East and South buildings in downtown Melbourne from neighboring Holy Trinity Episcopal Church. The Trinities house more than 500 seniors and disabled residents. POAH was able to make the acquisition under a recent HUD rule which makes it easier for faith-based owners to transfer properties to non-profits specializing in housing.

All three buildings required extensive capital improvements. POAH completed renovations on West in 2016 with new windows and HVAC system, roofs, flooring, kitchens and baths. In, 2017 East and South received extensive renovations similar to those performed at West plus a commercial kitchen renovation at Trinity Towers South.

In addition to providing a physical home for each of these households, the campus of Trinity properties also provides a rich array of service programs promoting a sense of community while assisting with the individual needs of residents including nutrition and meal programs, blood pressure checks, monthly socials and sessions with local health care providers.

## Responsible Asset Management

POAH's Asset Management Team focuses on the long-term stewardship of our properties. As POAH's owner's representative, the team looks for physical, financial and policy advocacy opportunities to positively impact the portfolio. We leverage technology and build analytics to quickly identify opportunities to maximize the value of the POAH portfolio. The Asset Management Team works closely with POAH Communities, POAH's subsidiary property management company. The team's work is focused in three areas:

### 1 TRANSACTIONAL ASSET MANAGEMENT

Recapitalizing assets, refinancing debt, completing property workouts, negotiating limited partner exits, renewing subsidy contracts, applying for grants and more.



### 2 PORTFOLIO PERFORMANCE & ANALYTICS

Reviewing property and portfolio performance and trends, developing analytics systems and tools, and completing targeted ad hoc property and portfolio-level analyses.



### 3 TRADITIONAL ASSET MANAGEMENT

Monitoring asset performance, reviewing operating budgets and capital plans. Managing relationships with lenders and syndicators





### Hawthorne Apartments

**Independence, MO** is the site of a LISC Financial Opportunity Center and the largest project-based Family Self Sufficiency (FSS) program in the country. FSS is a five-year, voluntary, asset-building tool that enables HUD-assisted families to increase their earnings, build savings, and make progress towards their goals and aspirations. In 2020, POAH was awarded a Trauma Resiliency Grant from Enterprise Community Partners and Wells Fargo to explore trauma-informed innovations in resident services, property management and physical design. The result will be a more equitable model for affordable housing that reduced evictions; improves resident and staff retention; promotes healthy design and contributes to individual and community resiliency.



*Hawthorne families participate in the Family Self-Sufficiency program*

## SUPPORTING RESIDENT SUCCESS

Beyond providing safe, affordable, and comfortable homes, POAH and POAH Communities believe that our professionally managed housing empowers residents and serves as a platform for their success. POAH Communities administers the Community Impact Program, a portfolio-wide approach that mobilizes every site team towards shared goals with residents and community partners in six areas: Housing, Community Engagement, Health, Education, Employment and Financial Stability.

POAH Communities delivers these services through a team of community impact coordinators in properties across the country. We also established regional Resource Centers where we work with local partners to advance our mission of supporting economic mobility. The Woodlawn Resource Center in Chicago offers skill-building, workforce certifications and education programs including financial, employment and income-support services, behavioral health, GED, college preparedness and digital literacy. WRC has helped more than 1,048 community members secure employment since it opened in 2015.

5,000



AVERAGE NUMBER OF INDIVIDUAL SERVICES PROVIDED TO RESIDENTS EVERY YEAR



Services by Outcome Area

- Housing
- Health
- Financial
- Youth and Education
- Community Engagement
- Employment

1,117



COMMUNITY PROGRAMS DELIVERED IN POAH PROPERTIES EVERY YEAR



Programs by Outcome Area

- Housing
- Health
- Financial
- Youth and Education
- Community Engagement
- Employment

REDUCTION IN EVICTIONS at properties that have been under POAH Communities management for just 3 years

-10%

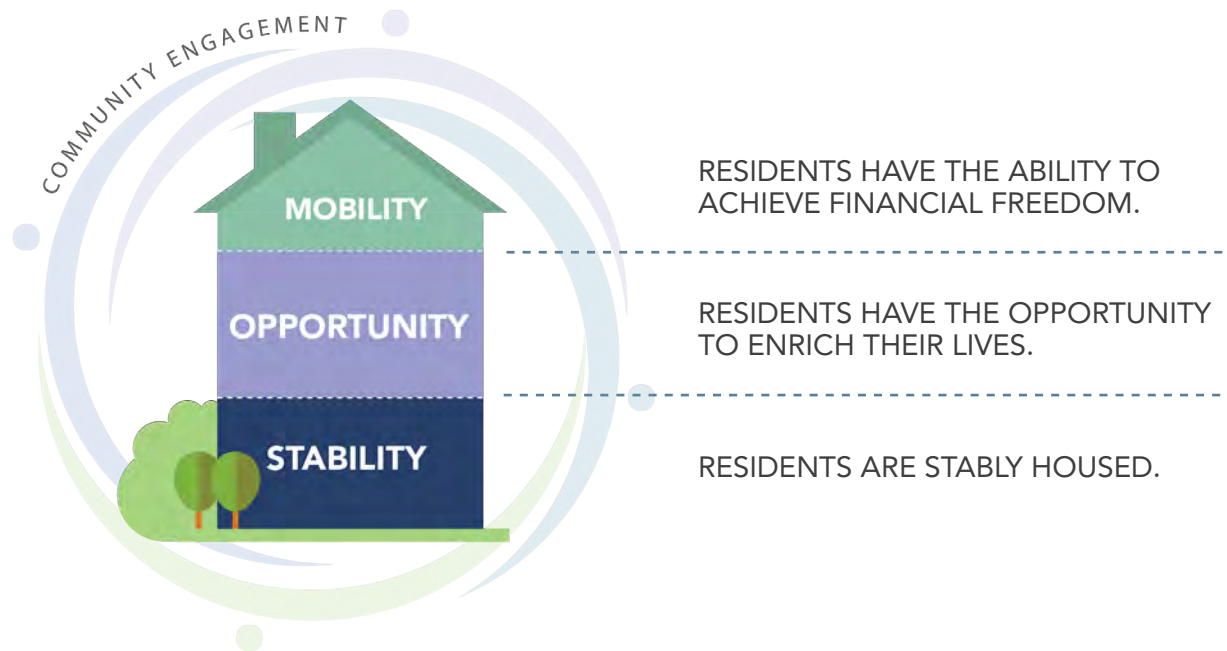


600

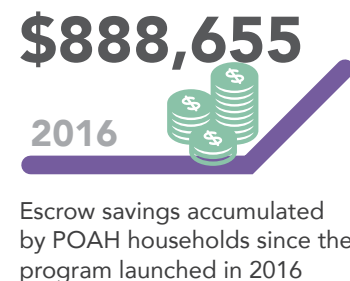
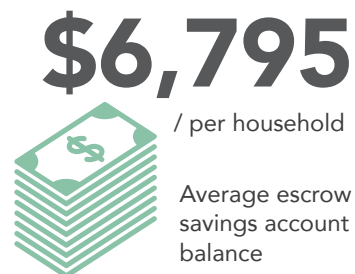
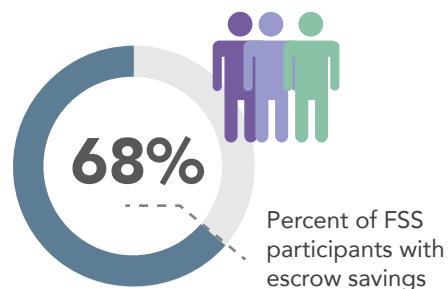
Organizations that partnered with POAH Communities to offer a program, service or referral resource for residents



# FAMILY SELF SUFFICIENCY PROGRAM



Part of the Community Impact Program, the Family Self-Sufficiency (FSS) program combines three key components in order to incentivize work and help participants build savings: stable affordable housing, one-on-one coaching to help participants achieve their employment and financial goals, and an escrow savings account tied to rental payments.



## DAWN CLARK, Woodlawn Resource Center, Chicago

After working with a Financial Opportunity Team counselor, Dawn was able to raise her credit score by more than 100 points and eliminate \$3,000 in debt. She completed an accelerated employment program through the Woodlawn Job Club that helped her land a job at South Shore Hospital and subsequently another position with the City of Chicago that brought a significant salary increase.

Dawn continued to work with her financial coach and enrolled in the Family Self Sufficiency (FSS) program, that allows participating households to save the amount of rent increases that result from increased income due to employment into a special escrow account. The program helped her work towards her goal to save for a down payment on a home of her own.

In just a few short years, Dawn has reached her goals of securing a sustainable means of employment, increasing her credit score and achieving home ownership. The WRC is proud to have been part of that success.







## FEATURED PROPERTY

### The Residences at Melpet Farm Dennis, MA

Melpet Farm is a nine-building, 27-unit development on Cape Cod for households earning 60% of AMI or less, with 25% of the units set aside for those on the brink of homelessness.

The goal was to build housing that is both affordable and sustainable. The buildings were designed and constructed with the goal of net zero, meaning the total amount of energy used is equal to the amount of renewable energy generated on-site.



### SOLAR ENERGY

60% of the energy needed to power Melpet Farm is produced using solar arrays on the roofs.

### ENCLOSURE

Well-insulated, above-grade walls, slab and windows increase energy efficiency. Melpet Farm is 70% more air tight than code requires.

### WATER

Low-flow fixtures reduce water consumption.

### LIGHTING & APPLIANCES

LED lighting and Energy Star Rated appliances save energy.



## Visionary Design and Building Performance

POAH is known as a leader in multifamily housing sustainability and efficiency. The Design + Building Performance department holistically integrates energy and water efficiency into development projects and the owned portfolio, working closely with property management staff to maintain each building's green upgrades and monitor the effectiveness of our conservation initiatives. D&BP oversees a passive house design in at least one major revitalization. The team works in these areas:

*Better Buildings Challenge Goal Achiever for 20% reduction in energy use*



### 1 DESIGN AND BUILDING PERFORMANCE

Design reviews during every phase ensure renovations and new construction will provide durable, healthy, high quality housing;



### 4 DATA ANALYSIS

Continuous monitoring of utility consumption informs our conservation investments;



### 2 FINANCIAL SAVINGS

Reducing energy consumption saves money for both POAH and the residents in our communities;



### 3 HEALTH

POAH is committed to improving resident health. Enhancing indoor air quality and removing volatile organic compounds is crucial;



### 5 DESIGN STANDARDS

In-house design standards ensure the buildings we construct and renovate will be durable, long lasting, and serve the needs of our residents.





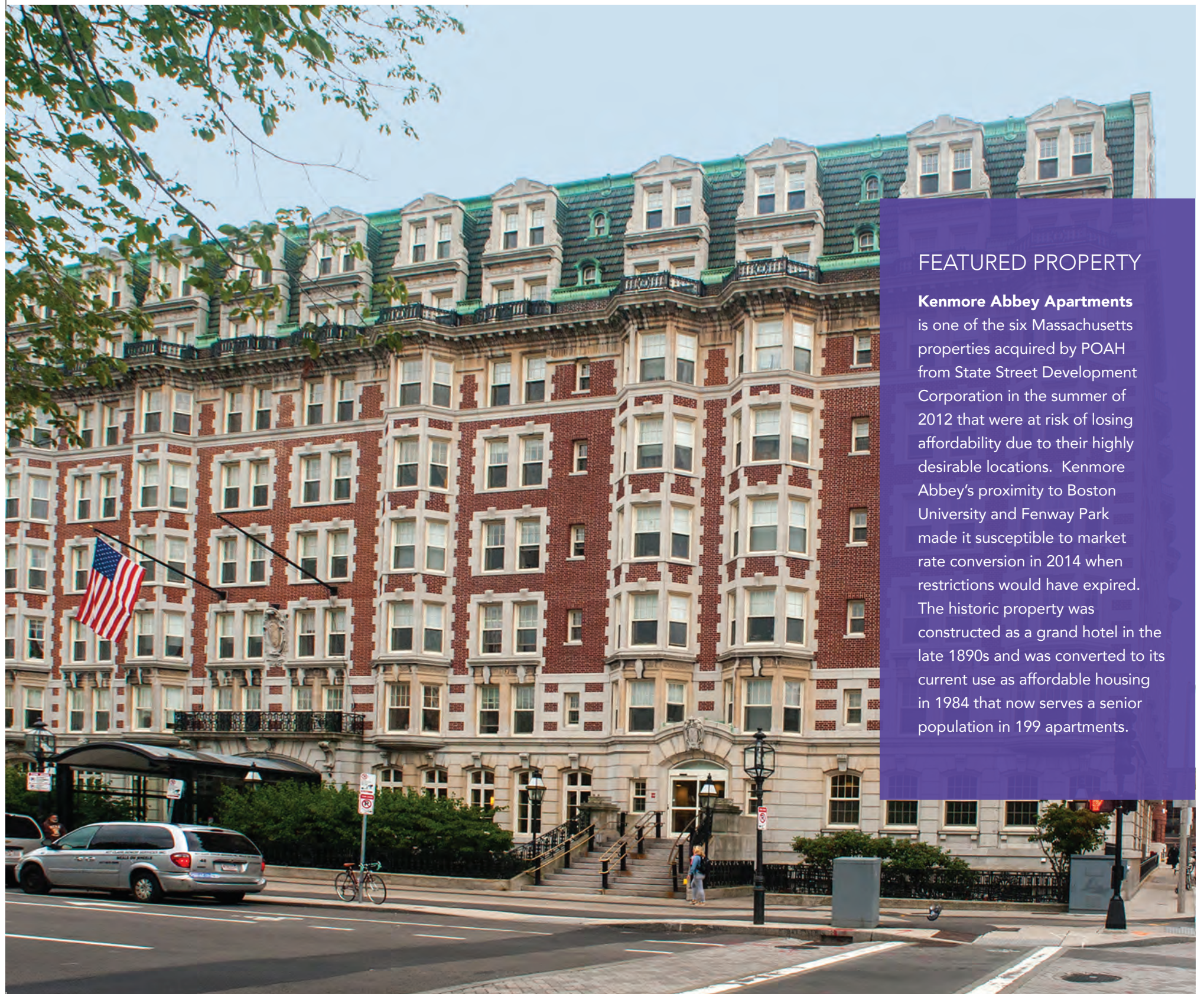
## Professional Property Management

Part of the POAH family since 2001, POAH Communities oversees the leasing and operations of properties in 11 states and the District of Columbia. POAH Communities provides high-quality property management and customer service to our residents, connecting them with the opportunities and partnerships that improve their quality of life. POAH Communities manages 147 apartment communities which vary in size, age, geography, and program type, 124 of which are owned by POAH.



**WE FOSTER COMMUNITY.**





## FEATURED PROPERTY

### **Kenmore Abbey Apartments**

is one of the six Massachusetts properties acquired by POAH from State Street Development Corporation in the summer of 2012 that were at risk of losing affordability due to their highly desirable locations. Kenmore Abbey's proximity to Boston University and Fenway Park made it susceptible to market rate conversion in 2014 when restrictions would have expired. The historic property was constructed as a grand hotel in the late 1890s and was converted to its current use as affordable housing in 1984 that now serves a senior population in 199 apartments.



## FEATURED PROPERTY

### Cincinnati

In 2018, POAH acquired 18 properties in the Cincinnati area from The Model Group, a local property development, construction and management company that was looking for a non-profit partner to provide integrated property management and resident services for the affordable portion of their portfolio. In neighborhoods like Over-the-Rhine, Walnut Hills and Evanston –where rents have climbed dramatically and much of the affordable housing is at risk of conversion to market-rate apartments or condos –POAH preserved affordability for 1,057 rental apartments. This was at a time when the City was seeing significant investments in infrastructure, new public transportation options, and an expansion of the district's art and dining scene. POAH's acquisition ensured the units would remain affordable long term and allow residents of all income levels to participate in the economic renaissance of the neighborhood.

POAH Communities implemented a Community Impact program across the portfolio to help residents succeed, with outcome-driven resident services that foster financial stability, health and education.

*Cincinnati's buildings feature the largest concentration of Italianate architecture in the country.*



**WE INVEST IN OUR RESIDENTS.**





## FEATURED PROPERTY

### **Billings Forge**

In 2014, POAH entered into a partnership with Melville Charitable Trust to acquire Billings Forge, a 113-unit mixed-income apartment complex located in the Frog Hollow neighborhood of Hartford, CT. In addition to providing attractive and affordable family housing, Billings Forge is home to the renowned Firebox Restaurant and features a popular community garden and farmers' market. Culinary job-training programs are offered on-site. In 2017, POAH completed more than \$9 million of property upgrades – including new windows, kitchens and baths, elevator, upgraded life safety systems, and common-area improvements. The renovations to the main mill building are beautifully executed according to historic preservation requirements that honor the cherished history of this building constructed as a tool plant in 1864. Billings Forge was honored with a 2018 Award of Merit by the Connecticut Trust for Historic Preservation.



## Community Revitalizations

Through its community redevelopments, POAH is preserving the affordability of thousands of existing apartments in major urban areas and creating vibrant new residential communities that offer housing for a range of incomes, enhanced amenities and better connection to the surrounding neighborhoods. These revitalizations represent not only the rebirth of the communities in which they are located, but also a blueprint for how to revitalize underserved urban neighborhoods across the country.



*"I never thought I would see this area so vibrant and full of life."*

Tawanna Batey  
Woodlawn Park resident

### CHICAGO, IL

**Woodlawn Park** In 2008, POAH partnered with the City of Chicago and a wide array of public and private community partners to replace more than 500 units of affordable housing facing financial collapse and physical decline on the South Side of Chicago in a neighborhood that had experienced disinvestment and decline. The new Jewel-Osco supermarket opened in 2019, providing services to the nearby housing and jobs for 400 neighborhood residents.

POAH leveraged a \$30.5 million HUD Choice Neighborhoods grant that is driving redevelopment through new investments in housing for all income levels, in social services and job training programs in new commercial activity, and in other neighborhood improvements.

**Beyond Woodlawn**, POAH's impact extends to several other South and West Side neighborhoods plus Elgin and Harvey, IL, but the goals and results are largely the same - using the preservation of affordable housing as a foundation for community stabilization and revitalization.

### BOSTON, MA

**Flat 9 at Whittier**. This redevelopment of the former Whittier Street public housing is an attractive, sustainable rental and homeownership community in the Roxbury neighborhood of Boston. The development creates a livable site with outdoor play spaces, a mix of building types to accommodate diverse family needs, and new streets to re-integrate the site into the broader neighborhood.

Phase one of the redevelopment, was completed in January 2020, with 92 units offering 1-, 2-, and 3-bedroom apartments. Phase II creates 52 and 172 units are in the planning stages for phase III.

Once all three phases are completed, the redevelopment will replace 200 public housing rental apartments with 210 deeply affordable units and create 262 additional units of mixed-income rental housing and 14,000 square feet of commercial space.



*In 2018, POAH's Woodlawn redevelopment was awarded the Chicago Community Trust Outstanding Community Plan Award.*



*Flat 9 at Whittier was the winner of the 2020 Charles L. Edson Tax Credit Excellence Award in the HUD Housing Preservation category*





# THE FUTURE IS BRIGHT

POAH is replicating the Chicago success story in redevelopment projects in Boston and Somerville, MA, Detroit and Washington, D.C..

## *The Loop at Mattapan Station, Boston, MA*

POAH is transforming a 2.57-acre parking lot next to the MBTA Mattapan Station into a mixed-use development with housing, retail and community spaces. This innovative transit-oriented development will provide critically-needed affordable and market-rate housing with a variety of transportation options, including public transit, ride-share, and bike-share, along with direct access to the walking trails of the Neponset River Greenway.



## *Barry Farm, Washington, D.C.*

POAH is creating a new residential community in the Barry Farm neighborhood of Washington, D.C., east of the Anacostia River and just south of Historic Anacostia. Barry Farm and the adjacent Wade Apartments will be redeveloped into 1,200 residential apartments of varying types and sizes, retail spaces, services and open spaces.

The plan provides for approximately 55,500 square feet of gross floor area devoted to new retail/service uses, a substantial amount of open space, including a 2.4-acre central park and significant new public infrastructure including roads and utility upgrades.





## *Clarendon Hill, Somerville, MA*

Clarendon Hill was built in 1948 as housing for veterans returning from World War II. The Somerville Housing Authority responsibly maintained these buildings with limited resources but over the years the buildings have become functionally obsolete. The proposed redeveloped Clarendon Hill housing community, Somerville will create a healthy, attractive mixed-income community for the more than 200 families who currently live there and new residents - all of whom will enjoy modernized housing, enhanced quality of life amenities and better connection to the surrounding neighborhood.



## *The Freelon Sugar Hill, Detroit, MI*

POAH has partnered with the City of Detroit and nonprofit Develop Detroit to build a new mixed-use, mixed-income redevelopment in the historic Sugar Hill Arts District in Midtown Detroit. The project will transform one acre of vacant space into 68 new mixed-income apartments and 11,000 square feet of commercial space. Of the new units, 25% will be designated as affordable housing for residents making up to 80 percent of the area median income, including 14 units for veterans.





# WHERE WE ARE

POAH's footprint recently expanded to two new states (Ohio and Kentucky) in June 2018 with the acquisition of a portfolio of 20 properties and more than 1,057 apartments in and near Cincinnati.



**COLONY PLAZA**  
Excelsior Springs, Missouri



**FRANKLIN SQUARE HOUSE**  
Boston, Massachusetts



**GARFIELD HILLS**  
District of Columbia



**CUTLER MEADOWS GLEN**  
Miami, Florida





## NORTHEAST

### CONNECTICUT

Billings Forge Apartments  
Old Middletown High School  
Apartments  
Torrington West Apartments

### MASSACHUSETTS

#### *Attleboro Properties:*

Gardner Terrace I and II  
Hebronville Mill  
Bay Meadow Apartments  
Bedford Village & 447 Concord Rd  
Brandy Hill Apartments  
Bridle Path Apartments  
Briston Arms Apartments  
Canal Bluffs  
Central Annex & Union Court  
Apartments  
Chestnut Gardens  
Clay Pond Cove  
Cromwell Court Apartments  
Dom Narodowy Polski  
Fairweather Apartments  
(Beverly, Danvers, Peabody, Salem)  
Flat 9 at Whittier  
Founders Court  
Franklin Square Apartments  
High Meadow Townhomes  
Kenmore Abbey  
King's Landing Apartments  
Machado House at Peter's Grove  
Meadowbrook Apartments  
Rock Harbor Village  
Salem Heights Apartments  
Temple Landing  
Terrapin Ridge Apartments  
The Blackstone Apartments  
The Loop at Mattapan Station  
The Residences at Melpet Farm  
Torrey Woods  
Tribune Apartments

## NEW HAMPSHIRE

Cocheco Park Apartments  
Riverview Apartments  
Sugar River Mills

## RHODE ISLAND

Aaron Briggs & Cherry Hill  
Beachwinds Apartments  
Fieldstone Apartments  
Grace Apartments  
Heritage Village Apartments  
Hillcrest Village Apartments  
Hillside Village Apartments  
Oxford Place/Oxford Gardens  
Pocasset Manor  
Water's Edge Apartments

## MID-ATLANTIC

### DISTRICT OF COLUMBIA

Garfield Hills

## MARYLAND

Washington Gardens

## SOUTHEAST

### FLORIDA

Campbell Arms Apartments Cutler  
Manor Apartments  
Cutler Meadows Glen Apartments  
Middletowne Apartments  
New Horizons Apartments  
Southport Crossing  
Trinity Towers East, West, South

## MIDWEST

### ILLINOIS

#### **Kankakee:**

Crestview Village Apartments

#### **Elgin:**

Burnham Manor  
Wing Schoolhouse

## Chicago Properties:

Archer Avenue Senior Residences  
Corcoran Place Apartments  
Emil Jones Jr. Senior Housing  
Fred C. Matthews III Senior Housing  
Greenwood Park Apartments  
Island Terrace Apartments  
Lafayette Terrace Apartments  
Levy House  
Martin Farrell House  
Mattie Butler Apartments  
Newberry Park Apartments  
South Chicago Salud Center and  
Senior Housing

#### **Historic Uptown Apartments:**

Hazel Winthrop  
Uptown Preservation Associates  
Clifton Magnolia  
Sunnyside Kenmore

#### **Woodlawn Park:**

The Jackson at Woodlawn Park  
The Grant at Woodlawn Park  
The Burnham at Woodlawn Park  
Renaissance Apartments  
The Washington at Woodlawn Park  
Trianon Lofts  
Woodlawn Station

#### **Harvey:**

Jesse Jackson Jr. East and West  
Senior Housing  
South Suburban Senior Housing

## KENTUCKY

#### **Covington:**

WH MainStrasse Apartments

## MICHIGAN

8330 On the River  
920 On the Park

## MISSOURI

Colony Plaza Apartments  
Country Club Village I & II  
Apartments  
Crestview Village Apartments  
Deerfield Village Apartments  
Glenwood Manor  
Hawthorne Place Apartments  
Highland Acres Apartments  
Highland Meadows Apartments  
Houston Plaza Apartments  
Maplewood Manor Apartments  
Monroe Estates  
Prairie Plains Apartments  
Woodlen Place Apartments

## OHIO

#### **Blacklick:**

Walnut Grove Apartments

#### **Cincinnati:**

Abigail Apartments  
Abington Race and Pleasant  
Apartments  
Alice May Easton Place  
Baymiller Apartments  
Burnet Place Apartments  
Community Manor  
Fairview Estates  
Kerper Apartments  
Losantiville Building and Evanston  
Magnolia Heights  
Navarre Garrone  
North Rhine Heights  
OTR Revitalization  
Pendleton Estates  
Terri Manor Apartments  
Washington Park  
Wesley Estates

#### **Lincoln Heights:**

Villas of the Valley I  
Villas of the Valley II

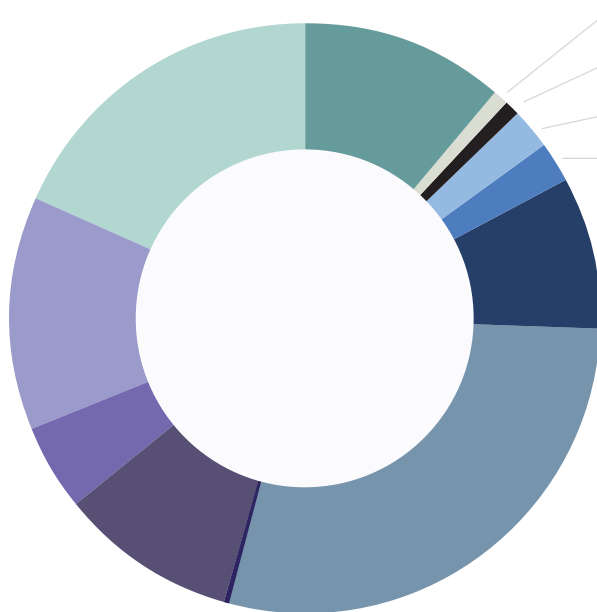


## PROPERTY STATS

PORTFOLIO	100% AFFORDABLE <b>108</b>	100% MARKET <b>1</b>	MIXED <b>16</b>	TOTAL <b>124</b>
UNITS	RESIDENTIAL <b>12,224</b>	PBRA <b>9,262</b>	LIHTC <b>9,642</b>	
TENANCY	FAMILY <b>53%</b>	SENIOR <b>39%</b>	FAMILY/SENIOR <b>8%</b>	OTHER <b>0%</b>
LOCATION TYPE	RURAL <b>21%</b>	SUBURBAN <b>29%</b>	URBAN <b>50%</b>	
FEDERAL LIHTC	4% <b>64%</b>	9% <b>17%</b>	MIXED <b>3%</b>	NONE <b>16%</b>



## PORTFOLIO GROWTH BY STATE



- |                  |          |
|------------------|----------|
| WASHINGTON, D.C. | KENTUCKY |
| MARYLAND         | OHIO     |
| NEW HAMPSHIRE    | MICHIGAN |
| CONNECTICUT      | MISSOURI |
| RHODE ISLAND     | ILLINOIS |
| MASSACHUSETTS    | FLORIDA  |

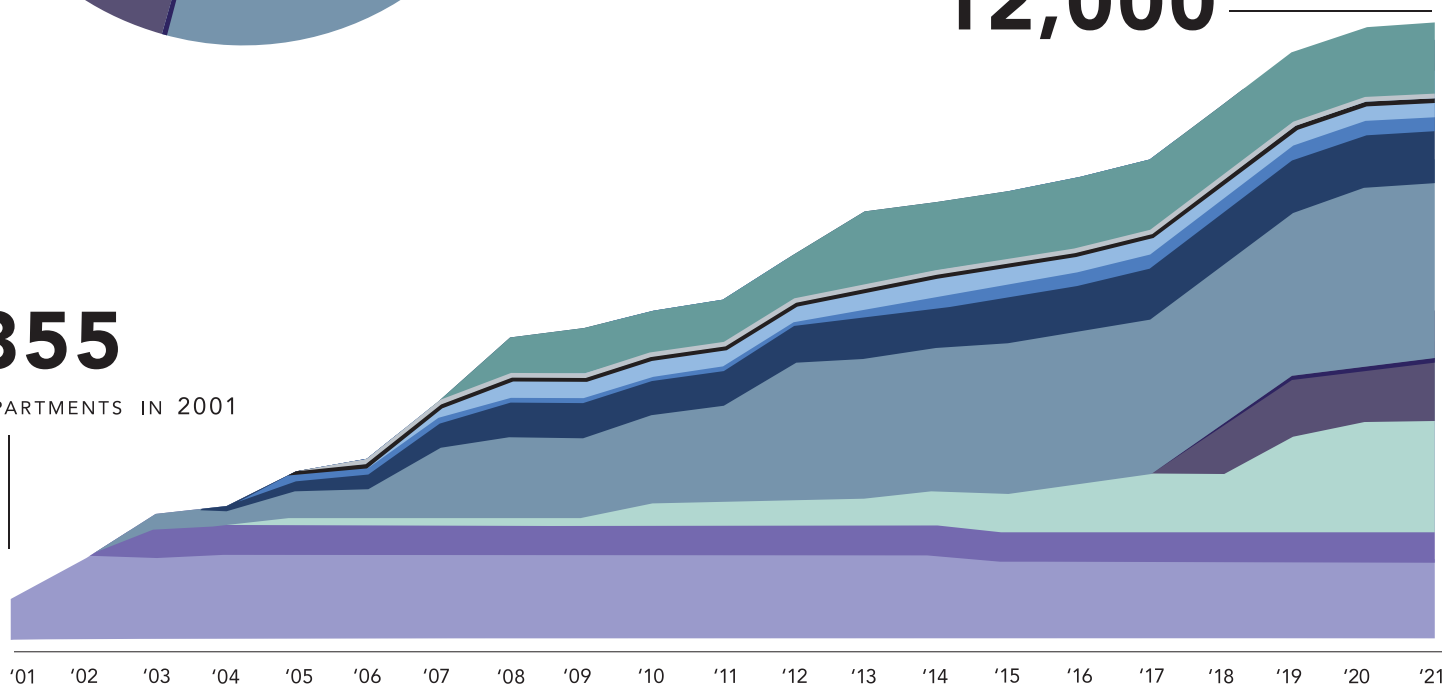


## PORTFOLIO GROWTH BY UNITS

12,000

855

APARTMENTS IN 2001



- |                  |
|------------------|
| FLORIDA          |
| WASHINGTON, D.C. |
| MARYLAND         |
| NEW HAMPSHIRE    |
| CONNECTICUT      |
| RHODE ISLAND     |
| MASSACHUSETTS    |
| KENTUCKY         |
| OHIO             |
| ILLINOIS         |
| MICHIGAN         |
| MISSOURI         |



# FINANCIAL PARTNERS 2021

AFL-CIO Housing Investment Trust	Chicago Community Trust	District of Columbia Housing Authority (DCHA)	Kentucky Housing Corporation
Alliant Capital	Citi Foundation	District of Columbia Housing Finance Agency	KeyBank
Asbury Managers	Citibank	Eastern Bank	KeyBank National Association
Avidia Bank	Citibank Community Development	Enterprise Community Partners	Lancaster Pollard (ONIX)
Bank of America	Citizens Bank	Enterprise Mortgage Investments	Life Insurance Community Investment Initiative
Barnstable County	Citizens Charitable Foundation	Eversource	Local Initiatives Support Corporation
Barnstable County Home Consortium	City of Boston	Federal Home Loan Bank of Boston	LISC Chicago
BB&T Bank	City of Cambridge	Federal Home Loan Bank of Chicago	Low Income Investment Fund
BlueHub Loan Fund, Inc.	City of Chicago	Federal Home Loan Bank of San Francisco	MacArthur Foundation
BMO Harris Bank	City of Cincinnati	First Financial	Maryland Appalachian Housing Fund
Boston Community Loan Fund	City of Miami	First Housing	Maryland Department of Housing and Community Development
Boston Department of Neighborhood Development	City of New Bedford	Florida Housing Finance Corporation	Massachusetts Department of Housing and Community Development
Boston Housing Authority	City of Providence Department of Planning & Development	Hamilton County, OH	Mass Housing Finance Agency
Boston Financial	City Real Estate Advisors	HOME Funders	Massachusetts Housing Investment Corporation
Boston Private	Clean Energy Group Clocktower	Hope of Kentucky, LLC	Massachusetts Housing Partnership
Brookline Bank	Community Economic Development Assistance Corporation	Housing Assistance Corporation	MassDevelopment
Calvert Impact Capital	Community Investment Corporation	Hudson Housing Capital	MassHousing
Cambridge Affordable Housing Trust	Connecticut Department of Housing	IFF	Melville Charitable Trust
Cambridge Savings Bank	Connecticut Department of Economic and Community Development	Illinois Clean Energy Community Foundation	Mercy Loan Fund
Cape Cod Commission	Connecticut Housing Finance Authority	Illinois Housing Development Authority	Miami-Dade County
Capital One Foundation	Cornerstone for Shared Equity	JP Morgan Capital Corporation	Miami Purchase Preservation Fund
CBRE	CREA	JP Morgan Chase	Michigan State Housing Development Authority
Community Economic Development Assistance Corporation	D.C. Office of the Deputy Mayor for Planning & Economic Development		
Chicago Community Loan Fund			



Midland Loan Services, Inc.	Stratford Capital Group
Missouri Housing Development Commission	TD Bank
National Affordable Housing Trust	TD Charitable Foundation
National Equity Fund	The Barr Foundation
New Hampshire Housing Finance Authority	The Kresge Foundation
Northern New England Housing Investment Fund	The Richman Group
Ohio Capital Corporation for Housing	Town of Bedford, MA
Ohio Housing Finance Agency	Town of Framingham, MA
Over-the-Rhine Community Housing	Town of Weymouth, MA
People's United Bank	United Way
PNC Multifamily Capital	U.S. Bancorp Community Development Corporation
Polk Brothers Foundation	U.S. Bank National Association
Prudential Social Investments	U.S. Department of Energy
Red Mortgage Capital	U.S. Department of Housing and Urban Development
R4	U.S. Treasury Community Development Financial Institutions Fund
Rhode Island Housing	Voice of the People in Uptown
RiverHills Bank	Walker and Dunlop LLC
Rockland Trust Bank	Wells Fargo
Santander	
Santander Charitable Foundation	
Somerville Housing Authority	
Southeast Chicago Commission	
Stewards of Affordable Housing for the Future	





# OUR LEADERSHIP



**AARON GORNSTEIN**, *President and Chief Executive Officer*, has been President/CEO of POAH since 2015 and is the former undersecretary for the Massachusetts Department of Housing and Community Development and Executive Director of Citizens' Housing and Planning Association.

## Board of Directors



**GEORGIA MURRAY**, *Chair*, Georgia Murray is widely experienced in property ownership and management, and served as director at Boston Financial, a real estate investment company and in senior positions in property management, asset management and investment and acquisitions.



**LIZ BLUME**, *Director*, is the Director of the Community Building Institute (CBI) at Xavier University and a planning professional with more than 30 years of experience.



**PRINTICE GARY**, *Director*, is the founding partner and CEO of Carleton Residential Properties, a real estate company engaged in investing, developing, general contracting, and asset management throughout the Southwest.



**RAMON JACOBSON**, *Director*, is Executive Director of the Local Initiatives Support Corporation (LISC) in Washington, D.C. where he manages LISC's portfolio and oversees community development lending.



**TOBY LEVY**, *Director*, is former Executive Vice President and Chief Financial Officer for LISC and Managing Director and Chief Financial Officer for Hedge Fund Strategies at Goldman Sachs & Co.



**DORIANE MILLER**, *Director*, is a general internist and professor of medicine who has been providing care to under-served minority populations for more than 30 years.



**JENNY NETZER**, *Director*, has over 30 years of experience in the affordable housing industry, working with developer and investor organizations and public agencies across the country.



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