



Faith-Based Development Initiative

Higher Ground: Developing Affordable Housing & Community Facilities in Partnership with Faith Communities

October 27, 2020 | 10:00am – 12:00pm | Virtual Webcast

AGENDA

- 10:00am *Welcome, Acknowledgments and Opening Prayer*
Meaghan Shannon-Vlkovic, VP & Southeast Market Leader, Enterprise Community Partners, Inc.
Rev. Dr. John Foster, Big Bethel African Methodist Episcopal Church
- 10:10am *Lessons Learned from Enterprise's Faith-Based Development Initiative*
Rev. David Bowers, VP & Mid-Atlantic Market Leader, Enterprise Community Partners, Inc.
- 10:30am *Case Studies: Faith-Based Development Across the Region*
Timothy Block, Program Director, Enterprise Community Partners, Inc. (Moderator)
Dennis Richards, Senior Director, National Church Residences – True Light Haven
Rev. Dr. Darrell Elligan, Pastor, True Light Baptist Church – True Light Haven
Philip Searles, President, Beverly J. Searles Foundation – The Legacy at Vine City
- Q&A
- 11:05am *The Legal Perspective*
Althea Broughton, Partner, Arnall Golden Gregory LLP
- Q&A
- 11:25am *Working As A Team: The Partners' Point of View*
Meaghan Shannon-Vlkovic, VP & Market Leader, Enterprise Community Partners, Inc. {Moderator}
Alan Patricio, Principal, ABP Associates, Inc. and President, Housing Resource Center
Cherie Ong, Co-Founder & Principal, Good Places – The Diamond at College Park
Rev. Jeanette Dickens, Senior Pastor, College Park UMC and Special Agent in Charge, The North Georgia Conference of The United Methodist Church – The Diamond at College Park
- Q&A
- 12:00pm *Adjourn*
Timothy Block, Program Director, Enterprise Community Partners, Inc.

Speaker Bios

Timothy Block, Program Director, Enterprise Community Partners, Inc.



Tim Block joined Enterprise Community Partners (ECP) in June 2016 as program director, Southeast. Tim is responsible for leading the organization's work in Faith-Based Development, capacity building of non-profits, and capital deployment efforts for Coordinated Investment.

Prior to ECP, Tim served as director of programs at the Southeast Energy Efficiency Alliance where he was responsible for the overall effective administration of SEEA's programs including supporting the development of innovative financing options for energy efficiency in the Southeast.

Previously, Tim served as program manager at The Home Depot Foundation where he oversaw the Foundation's grantee work and affordable housing initiatives, including developing program direction, partnering with nonprofit organizations to develop project proposals, reviewing grant requests and negotiating grant contracts. Prior to his work with The Home Depot Foundation, Tim served as executive director of Habitat for Humanity Philadelphia where he helped lead the organization through the completion of a merger that involved four separate Habitat affiliates operating in Philadelphia.

Having a passion for the need for affordable housing solutions in the United States, Tim has sat on the board of directors for several nonprofits including Resources for Residents and Communities and Cobb Housing, Inc. in Atlanta, GA. He holds a Master of Business Administration from Cleveland State University and a Bachelor of Arts in mass media communications from the University of Akron. Tim is a graduate of Leadership Inc. Philadelphia, a P.L.A.C.E.S (Professionals Learning About Community, Equity and Smart Growth) Fellow and is a certified housing development finance professional through the National Development Council.

Rev. David Bowers, Vice President, Enterprise Community Partners, Inc.



David Bowers is vice president and Mid-Atlantic market leader for Enterprise Community Partners, Inc. His work includes facilitating affordable housing and community development transactions and policy implementation in collaboration with public and private sector stakeholders in the Baltimore and Washington, D.C. metropolitan areas. His office provides access to financing, capacity building and technical assistance to local developers. Enterprise's Mid-Atlantic office also participates with local coalitions advocating for increased resources for affordable housing and community development.

Since David joined Enterprise in 2004, the organization has invested more than \$750 million in capital to support affordable housing efforts in the Mid-Atlantic region, preserving or producing more than 10,000 homes. During David's tenure, the office has been a co-initiator and co-convenor of the Greater Washington Housing Leaders Group, initiated several efforts including its Faith-Based Development Initiative, a transit-oriented preservation/resident displacement prevention initiative (GreenPATH) and the D.C. Green Communities Initiative. He currently serves on the board of the Washington Regional Association of Grantmakers, the Northern Virginia Affordable Housing Alliance and The National Low Income Housing Coalition.

In 2004, David completed his service as a program manager for a single-family housing program at the AFL-CIO Housing Investment Trust. Prior to joining the trust, David was a financial and program advisor at the Community Development Financial Institutions (CDFI) Fund. In that position, he developed and managed CDFI's compliance monitoring review system. Before that, he worked in the office of U.S. Senator Barbara A. Mikulski, at the time the ranking member of the Senate VA-HUD Appropriations Committee. David served as the senator's senior legislative assistant, responsible for analyzing and providing policy recommendations on legislation pending before various appropriations subcommittees.

David earned his bachelor's degree from the University of Virginia and his Master of Divinity degree from Howard University. He is an ordained minister and the founder of the all-volunteer NO MURDERS DC movement, launched in 2000. From 2013-2015 David served as the mayoral appointee as chairman of the District of Columbia Housing Production Trust Fund Advisory Board. David is a founding member of the Greater Washington chapter of 100 Black Men and a member of Leadership Greater Washington ('09). David formerly served on the boards of Thrive DC, City First Enterprises, City First Homes and Jubilee Housing. He is a former member of the District of Columbia's Board of Real Property Assessments and Appeals and the District of Columbia's Juvenile Justice Advisory Group.

Althea J.K. Broughton, Partner and Co-Chair, Real Estate Practice Group, Arnall Golden Gregory LLP



Althea Broughton is Co-chair of Arnall Golden Gregory's Real Estate Practice. Ms. Broughton represents developers, government agencies and tax credit investors in affordable housing and mixed-income development transactions, mixed-use and urban redevelopment transactions, transactions involving the use of public/private partnerships, and conventional real estate transactions. Through her work, Ms. Broughton has played a critical role in the creation or preservation of tens of thousands of units of affordable housing.

Ms. Broughton is active in her community and recently served as the Chair of the Board of Trustees for Literacy Action, Inc., a nonprofit which addresses adult low literacy. She is also on the Board of Directors for Drew Charter School, Boys and Girls Clubs of Metro Atlanta, Atlanta Beltline Partnership and the Atlanta Community Food Bank. She is a graduate of the 2013 class of Leadership Atlanta, and an active member of the East Point/College Park Chapter of Delta Sigma Theta Sorority, Inc.

Recently, Ms. Broughton has been recognized as a 2019 Atlanta Business Chronicle Woman Who Means Business, a *Georgia Super Lawyer* in the area of Real Estate, a 2018 Law and Justice Woman of the Year (Law and Justice Awards), the 2018 Most Effective Deal Maker (Fulton County Daily Report/ Georgia Legal Awards) and a 2018 and 2019 Atlanta Tribune Women of Influence. She is also a recipient of the national 2014 CREW Network Impact Award for Economic and Community Improvement for her work on the National Center for Civil and Human Rights.

Ms. Broughton received her J.D. from the University of Virginia, where she was a Hardy Cross Dillard Scholar, and is a Phi Beta Kappa graduate of Emory University. Ms. Broughton is also a fellow in the American College of Real Estate Lawyers, an organization which recognizes national preeminence in the practice of real estate law, and recently completed a term on the Governing Committee for the American Bar Association Forum for Affordable Housing and Community Development Law.

Rev. Jeanette M. Dickens, Senior Pastor, College Park First United Methodist Church



Rev. Jeanette M. Dickens is an ordained elder in the United Methodist Church, currently serving as the Senior Pastor of College Park First United Methodist Church in College Park, Georgia.

Rev. Dickens brings extensive experience in leadership, business, fiscal management, and real estate development and construction management to the team. As a United Methodist minister, she has led and served in some of the largest churches in the denomination and has been recognized nationally for her expertise in executive leadership and fiscal management. Rev. Dickens was featured on the cover of *Church Executive* magazine and speaks nationally on stewardship and consults on organizational structures of churches and other entities.

Rev. Dickens managed numerous real estate acquisition and construction projects in the churches she served. Her experience in real estate, development, and construction was instrumental in her selection to lead College Park FUMC in its key role in the current multimillion-dollar redevelopment project in College Park.

Prior to being called to full time ministry, Rev. Dickens was the CEO of a medical group comprising 13 renal treatment and dialysis clinical centers, including the acute dialysis programs in five major hospitals in the Atlanta metropolitan area. She was personally responsible for the growth of the group including the development and construction of many new facilities and the renovation of existing ones.

Previously, Rev. Dickens served as CEO/President and majority stockholder of Executarial Services, Inc. in Atlanta Georgia, a full-service executive suites company housing and providing support services for the branch offices of Fortune 500 companies and smaller businesses. She also owned and managed a successful real estate business in the Washington, D.C. area and in Huntsville, Alabama.

Rev. Dickens is a native of Georgia and has lived in and traveled extensively throughout the United States and other countries and has lived in the Atlanta area over twenty years. She holds an Associate degree in Sociology, a BS degree in Medical Technology from Columbus University and a Master of Divinity from Emory University.

Rev. Dr. Darrell D. Elligan, Pastor, The True Light Haven Baptist Church



Dr. Darrell D. Elligan is a native Atlantan. He is described by his colleagues as a Servant Leader "after God's own heart". He received his formal education from Atlanta Public Schools, Massey Business College, and Georgia State University. He received his biblical education from Beulah Heights Bible College, a cum laude graduate, and leadership training from Harvard University Divinity Summer Leadership Institute. He received an Honorary Doctorate of Divinity from St. Thomas Christian College and Theological Seminary. He is a trained and certified mediator registered with the State of Georgia Department of Dispute Resolution.

SEP

Elligan is the Pastor of The True Light Baptist Church (TLBC) for 26 yrs. with a membership of 400 plus congregants. His mission is to build ministries that will impact the needs and encourage the growth of the individual, family, church, and community.

Elligan is the CEO of Lighthouse Community Development Corporation (CDC), which is a 501c3 non-profit organization that includes an early childhood development program, eight weeks Summer Camp, Get READY Educational Scholarship Program and Project Impact Turnaround a restorative justice program for troubled young adults. Appointed by the previous Governor Nathan Deal to serve on the Criminal Justice Reform Council to address re-entry and reduce recidivism.

Elligan is the Past President and CEO of the Concerned Black Clergy of Metropolitan Atlanta, Inc. which is a 501c3 interfaith community-based organization of 125 churches that provides leadership, advocacy and service to the homeless community and the underserved.

He currently serves as the Atlanta Regional Chaplain for National Church Residences. He has served as a Chaplain for the City of Atlanta Police Department and the Fulton County Sheriff Department completing the GA Association of Law Enforcement Chaplain Training.

Elligan is privileged and proud to have two sermons in the Library of Congress in Washington, DC for research and study. They are entitled "2009 State of the Community Address – The Spirit of the Times" and "Rebuilding a Community One Brick at a Time – Nehemiah"

Elligan sits on the boards of many organizations and is the recipient of numerous Community Awards.

Elligan is married to Tanya S. Elligan (34 yrs.) with two daughters, Dava, MBA and Tabitha, JD.

Cherie Ong, Co-Founder & Principal, Good Places



Cherie Ong is a real estate developer and business consultant working to create innovative, sustainable and equitable communities in Atlanta. She is the co-founder of Good Places, a firm that develops properties with mission and community impact at its forefront.

Cherie brings over 20-years' experience in strategy and management consulting across a broad range of public, non-profit/faith based and private sectors to the team. In Australia, her career started at Towers Watson and Deloitte and then transitioned into strategic management for World Vision Australia. She also consulted for the Archdiocese of Melbourne, the Baptist Union of Victoria and the Churches of Christ denominations including assisting with church mergers and the repurposing of assets for community impact.

Since moving to Atlanta, she became a managing partner for a \$40M+ private real estate foreign investment fund before starting Good Places to focus solely on driving social impact catalytic real estate projects. This includes developing Atlanta's first 100% affordable micro-housing apartments, converting a historic department store into an incubator for creative and socially conscious businesses like the Center for Civic Innovation, and launching a main street initiative promoting local businesses and economic investment. Currently, she is partnering with affordable housing advocates, planners, academic institutions, city administrators, developers, nonprofits, faith based and neighborhood organizations to create more effective pathways to innovation and scale in affordable housing and commercial spaces.

Ong was born in Malaysia and immigrated to Australia at the age of fifteen. She has been a U.S. resident living in Atlanta, Georgia for the past nine years. Cherie is an active Board member of the Urban Land Institute and holds honors degrees in accounting, finance and economics from the University of Melbourne Australia, and a masters in religious education from Trinity Evangelical Divinity School in Chicago.

Alan B. Patricio, Principal, ABP Associates, Inc. and President, Housing Resource Center

Alan serves as principal of ABP Associates, Inc. and president of the Housing Resource Center (HRC), a non-profit corporation that provides technical assistance to other non-profit organizations and public agencies in providing affordable housing. HRC also owns and operates senior housing in several communities in north and south Georgia and South Carolina.

As president of Housing Resource Center (HRC), Alan provides assistance to further its mission of preserving a variety of affordable housing vehicles. This is done through both technical assistance services and acquisition/development.

He has guided the Atlanta based non-profit into its new role as developer of senior housing projects under Section 202. Currently HRC has a 17-unit property (recipient of a Maxwell Award) in Kingsland, Georgia, and a 35-unit property in Beaufort, South Carolina. Housing Resource Center has continued to evolve in its programs and activities and currently manages over 200 units of senior housing.

As a principal in Ansley Housing Partners, Alan has developed an 80-unit family apartment complex through the Low-Income Housing Tax Credit Program administered by the Georgia Department of Community Affairs. These apartments meet a critical need for affordable family housing in Hinesville, Georgia, and were built and fully occupied in 12 months.

He secured a contract with the Resolution Trust Corporation as Technical Assistance Advisor with their Affordable Housing Disposition Program. In this position, he assisted in the largest single-family donation project in the history of the RTC. Alan also provided expertise for the development of numerous multifamily properties held by the RTC.

In addition to HUD and RTC technical assistance, Alan has a long relationship with a noted Atlanta non-profit developer of affordable housing, Progressive Redevelopment, Inc. This alliance was vital for the redevelopment of the Imperial Hotel located in downtown Atlanta and the old Scottish Rite Children's Hospital in Atlanta. The entity is jointly owned by the Housing Resource Center and Progressive Redevelopment. The project has been recognized as one of the best examples of urban redevelopment and has received an award from the Urban Institute for design.

Alan also has had a long-standing relationship with the Washington D.C. based non-profit, the National Housing Trust. The relationship began with his work on projects eligible under HUD's Low-Income Housing Preservation and Resident Homeownership Act (LIHPHRA).

More recently, Alan has become affiliated with the national nonprofit organization, National Church Residences to assist them in acquiring and preserving affordable senior housing throughout the country.

Alan has a Bachelor of Arts from Armstrong State College in Savannah, Georgia, and has developed and delivered training programs across the country on such topics as *Congregate Housing for the Elderly*, *Developing Section 202 Housing* and *Developing Section 811 Housing*.

Dennis Richards, Senior Director, Housing Development, National Church Residences



Dennis Richards is the Senior Director of Housing Development for National Church Residences. He leads a staff of real estate development professionals within the Atlanta market with a focus on developing service enriched affordable housing for seniors. He specializes in guiding his team through the structuring and financing activities of new construction and substantial rehabilitation projects utilizing the 4% and 9% Low Income Housing Tax Credit (LIHTC) programs. Dennis has worked with National Church Residences since 2008, serving in various leadership roles in areas of real estate finance, asset management, and accounting. He is a graduate of The Ohio State University with a Bachelor of Science degree in Financial Management. He also graduated with distinction from Franklin University in Columbus, OH where he earned a Master of Business Administration degree. Dennis is a community servant and is a proud member of Alpha Phi Alpha Fraternity, Inc.

National Church Residences was founded in 1961 on a Christian commitment to provide comfortable housing, socialization, and health care to older adults. National Church Residences is now the nation's largest non-profit owner of senior affordable housing. National Church Residences owns over 17,000 units of affordable housing designed to serve the elderly, low-income families, and persons with disabilities. National Church Residences also owns and operates facilities and business lines that include assisted living, nursing homes, home health care, hospice, specialized Alzheimer's care, and CCRC's (continuing care retirement communities). National Church Residences has been a leader in integrating services into affordable housing through its service coordination program, which employs the most service coordinator professionals in the country.

Philip E. Searles, President, The Beverly J. Searles Foundation



Philip E. Searles is the president of The Beverly J. Searles Foundation, a nonprofit organization that specializes in partnering with local organizations to develop transformative housing communities.

A native of Atlanta, Searles learned about the real estate development industry at a young age by watching family members engaged in development projects. After earning his bachelor's degree in accounting from The University of Alabama, he began his career working as an auditor of affordable housing properties, routinely compiling financials from both construction and operating general ledgers.

In 2008, he joined the Searles Foundation first as a Development Associate, then Project Manager and then progressing to the position of president.

During his time with the Searles Foundation, the organization has spearheaded the development of 11 communities throughout Georgia.

Philip is an advocate for providing affordable housing choices for Georgia residents, while encouraging programming that enhances resident's health, wellness and spiritual growth through Searles Foundation resident services programs.

In 2018 Philip was able to break ground in Vine City to create 105 units of senior housing, preserving affordable housing in this up and coming neighborhood of Atlanta. One of his communities was distinguished with the Charles L. Edson Tax Credit Excellence Award in 2015.

Searles is active member of Roswell Presbyterian Church.

Philip, his wife and their son reside in Marietta, Georgia.

Meaghan Shannon-Vlkovic, VP & Southeast Market Leader, Enterprise Community Partners, Inc.



Meaghan Shannon-Vlkovic is vice president and market leader for Enterprise Community Partner's Southeast market, which includes the states of Georgia, North Carolina, South Carolina, Florida, Alabama and Tennessee. She leads Enterprise's programmatic work in the region, focused on providing an array of resources to affordable housing and community development partners. This includes capacity building assistance for proactive preservation and production of housing, and helping communities plan for future development, such as transit-oriented development opportunities.

Prior to joining the Southeast office in 2010, Meaghan was development director at Monadnock Construction in Brooklyn, N.Y., where she was responsible for planning and analysis of housing development opportunities. From 2001 to 2004 she was a program officer and assistant director of housing and finance in Enterprise's New York office, where she coordinated technical assistance and training to nonprofit and for-profit developers while overseeing a project management team and portfolio of tax credit developments.

Previously Meaghan was executive director of Aquinas Housing Corporation, a Bronx nonprofit, community-based organization involved in the rebuilding and management of 45 properties encompassing 1,200 units of housing serving the formerly homeless, seniors and families with low to moderate incomes. Meaghan earned her bachelor's degree from SUNY Oneonta College and her master's degree from CUNY Hunter College in New York City.