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**EXPERIENCE AND CURRENT PROJECTS OF  
MONARCH HOUSING ASSOCIATES, INC.**

Monarch Housing Associates, Inc., the 1995 Governor's Excellence in Housing Award winner in the organization category, is a 501 (c) 3 non-profit corporation dedicated to the "right to housing" for all persons with disabilities and to the development of permanent, affordable and supportive housing opportunities for persons with a disability and the homeless.

Monarch Housing assists consumers, providers and family organizations to develop, manage and operate permanent, affordable and supportive housing for persons with disabilities. This is accomplished by developing partnerships with public-private entities and the non-profit community.

Our menu of housing development consulting services includes the following:

1. Overall project coordination.
2. Prepare project budgets and financial projections.
3. Create permanent financing strategy, prepare funding applications, negotiate with funders, and coordinate loan closings.
4. Prepare tax credit application, negotiate with tax credit syndicator, and coordinate equity closing.
5. Securing project based rental subsidies for units in the project.
6. Securing predevelopment funding for the project.
7. Assist with municipal approvals.
8. Assist property manager with marketing & lease-up.
9. Preparation of construction draws.
10. Coordination and troubleshooting with architect and contractor.
11. Interface with inspectors.
12. Coordination and development of Continuum of Care applications and Ten-Year Plans to end chronic homelessness.

Monarch Housing Associates has established the capacity to develop supportive housing during its first fifteen year's of operation. With minimal administrative funding, Monarch has secured funding of \$100 million dollars to develop more than one thousand five hundred and fifty-nine permanent, affordable and supportive housing units in New Jersey. When these units are fully occupied over one thousand five hundred and forty-nine persons with disabilities will have permanent, supportive and affordable housing. This is a significant achievement for a non-profit housing development corporation.

Monarch's success to date has been the result of the depth of experience of its senior staff and Board of Trustees.

In addition, Monarch's director, Richard W. Brown, has twenty-five years experience in both housing development and the management of affordable housing. Before working for Monarch, Mr. Brown helped to develop and implement home ownership programs in New Jersey and New York. He has also administered a home improvement loan program and initiated several new endeavors to assist in low-income families acquire their first home.

Asish Patel, senior associate, has a BA degree in Architecture and a master's degree in management. Mr. Patel attended Pratt Institute's Community and Economic Development Internship Program.

Sharon Levy has a Masters in Planning and fifteen years experience in supportive housing as well as expertise in tax credits. Eucabeth Williams has a BA in Psychology as well as experience in developing supportive housing. Katherine Brennan has a Masters in Planning and experience in developing supportive housing.

Taiisa Telesford has a BA degree in Anthropology and Psychology and experience working as an educator and with non-profits in the field of mental health. Katelyn Cunningham has an MSW and experience in data analysis.

Kate Kelly has an MSW and a decade of experience

Among the Board of Trustees, Monarch has highly talented individuals who provide expertise on specific development issues. A list of Trustees can be provided upon request.