

Real Estate Development Overview



Since 1981 Cleveland Housing Network has developed over 5,000 homes for low- and moderate-income households.

The Cleveland Housing Network (CHN) is Northeast Ohio's largest nonprofit affordable housing developer and energy conservation provider. We build, renovate and repurpose properties ranging from single-family homes to occupied or troubled buildings. Our strengths include:

▀ 35-year Track Record of Success

CHN has built a reputation for collaboration, creative problem solving and providing quality, affordable living for low- and moderate-income families, seniors and the disabled. Our work includes over 4,000 single-family homes and nearly 1,000 units of multifamily housing.

▀ Nationally Recognized Developer

CHN's single-family work focuses on our nationally replicated Lease Purchase program, a program tied to Low Income Housing Tax Credits that provides a pathway to home ownership for low-income families. CHN is the nation's largest developer of LIHTC single-family homes. We also have garnered national attention for Opportunity Homes, our collaborative neighborhood stabilization effort. Both models have generated tremendous interest throughout the country as best practices in post-foreclosure recovery.

▀ Respected Partner in Multifamily Housing

CHN is the lead developer in Cuyahoga County's Housing First Initiative to end chronic homelessness. We were chosen because of our experience, capacity and reputation as the "go-to" production engine for quality, affordable housing. Other multifamily partnerships have included Cleveland Metropolitan Housing Authority, A.M. McGregor Home, YWCA of Greater Cleveland, Lakewood Senior Citizens and CDCs.



4,316
Single family

1,130
Multifamily

Services:

- ▀ Development or Co-development
- ▀ Ownership
- ▀ Construction Management
- ▀ Community Acceptance
- ▀ Finance Assembly
- ▀ Compliance Assistance
- ▀ Green Certifications
- ▀ Universal Design & Accessibility
- ▀ Relocation Planning (URA)

Finance Experience:

- ▀ Public Sources, Intermediaries
- ▀ Syndicators, Equity Providers
- ▀ LIHTC integration into HUD contracts
- ▀ Successful compliance with finance layers

Housing Types:

- ▀ New Construction
- ▀ Preservation
- ▀ Rehab & Occupied Rehab
- ▀ Adaptive Reuse
- ▀ Mixed Use

Populations Served:

- ▀ Families
- ▀ Seniors
- ▀ Disabled
- ▀ Chronically Homeless

Key Staff Bios

Senior Staff

Rob Curry, Executive Director

Rob Curry is responsible for the overall management of CHN which includes a staff of 150, 35 real estate partnerships/LLCs, and a combined annual operating and capital budget ranging from \$60-90 million. Rob has been in community development for over 30 years. He holds an MBA from Case Western Reserve University and a Bachelor of Peace Studies from Manchester College. He has been with CHN since 1998.

Mark Whipkey, Director of Asset Management

ABD, HCCP, CPO, CEDFP

Mark Whipkey oversees CHN's development, property and asset management, ensuring all 2,000+ units managed by CHN have long-term financial viability. He brings 20 years of affordable housing experience to CHN. Mark is on the Board of Midwest Affordable Housing Management Association and is a member of the Policy Committee for the Ohio Housing Council. He holds a Bachelor of Urban & Regional Planning, a Master of Economics and a Ph.D. ABD in Political Economy. He has been with CHN since 2007.

Paul Ettore, Director of Development

Paul has more than 25 years experience in affordable housing, community development and construction lending. He previously managed a team of lenders with a portfolio of over \$450M in multi-family construction/permanent lending with affordable housing developers throughout the Midwest and Northeast regions of the country. Early in his career, Paul worked at CHN for 9 years and later served as a CHN board member before rejoining the organization in 2015. Paul received his degree from the University of Toledo in business and finance.

Lisa McGovern, Assistant Director of Development

Lisa has worked in the affordable housing industry for 20 years, beginning as a property manager for CHN's scattered site portfolio. She spent 10 years working in development in Seattle and Cleveland, where she completed \$100M in real estate development including multifamily and commercial buildings. Most recently, she worked at a regional bank as a lender, providing \$100M in loans for affordable housing projects throughout the country. Lisa holds a bachelor's degree in urban planning and a master's in urban studies from Cleveland State University.

Chris Zielinski, Director of Construction

Chris oversees all of CHN's construction efforts. He has over twenty five years of experience in Construction Management, General Contracting, and Design Build projects across a variety of industries and uses. He has successfully managed the construction and renovation of more than \$200 million worth of construction throughout his career. Chris holds a business degree from the University of Akron, has completed the OSHA safety training, and holds numerous restoration and preservation awards from prior projects.

Rob Curry
Executive Director

Kate Monter Durban
Assistant Director

Pat Kenney
Chief Operating Officer

Mary Smigelski
Chief Financial Officer

Mark Whipkey
Director of Asset Management

Paul Ettore
Director of Real Estate Development

Vanessa Norris
Director of Property Management

Jeanne Morton
Director of Community Resources

Tamika Pempton
Director of Family Services

Sharon Curlett
Director of Human Resources

Dejuan Perrymond
Director of I.T.

Our mission is to build strong families and vibrant neighborhoods through quality affordable housing and strengthened financial stability.

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