



Faith-Based Development Initiative

“Feeding Faith Leaders with Community Fervor” – Webinar Series Public/Private Funding Sources for Faith-Based Development

Thursday, October 28, 2021

11:00am – 12:00pm

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|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11:00 am | Welcome
Timothy Block , Senior Program Director, Enterprise Community Partners |
| 11:03 am | Public/Private Funding Sources for Faith-Based Development
Timothy Block , Senior Program Director, Enterprise Community Partners,
Moderator |
| 11:05 am | <u>Public Resources</u>
Invest Atlanta
Anita Allgood , Vice President, Single Family and Homeownership
Opportunities, Invest Atlanta |
| 11:13 am | City of Atlanta
Chanel Zeisel , Assistant Director of Housing and Community Development, City
of Atlanta Department of City Planning |
| 11:20 am | Georgia Department of Community Affairs
Ryan Fleming , Director, Office of Housing Finance, GA Department of
Community Affairs |
| 11:28 am | <u>Private Resources</u>
Enterprise Community Loan Fund
Sharon Bollers , Director, Lending Enterprise Community Loan Fund |
| 11:36 am | Atlanta Affordable Housing Fund
Ashani O’Mard , Executive Director, Atlanta Affordable Housing Fund |
| 11:45 am | Questions & Answers |
| 12:00 pm | Closing
Timothy Block , Senior Program Director, Enterprise Community Partners |

Presenters Biographies

Timothy Block, Program Director, Enterprise Community Partners, Inc. (Moderator)



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.

Anita Allgood, Vice President, Single Family and Homeownership Opportunities, Invest Atlanta



Anita Allgood currently serves as Invest Atlanta's Director, Single-Family & Homeownership Services and is responsible for providing leadership, vision, overall development, implementation, and management of Invest Atlanta's Homeownership Incentives. These include Down Payment Assistance, Owner-Occupied Rehab and Single-Family Developer programs. She manages a team of dynamic individuals whose goal is to sell the City of Atlanta as the premier place to call home and increase affordable housing units and homeownership across the city.

Anita joined Invest Atlanta in 2014 for the opportunity to assist prospective homebuyers from a higher level in having a hand in the creation of affordable housing in addition to provide access to funds for down payment. Her greatest strengths are her drive, creativity, and leadership. She thrives on challenges, particularly those that expand the company's reach.

She has over 20 years of varied residential mortgage lending experience that has provided her with a wealth of knowledge, invaluable relationships, and the opportunity to provide hundreds of individuals with the dream of homeownership, which is a cornerstone for economic mobility and the creation of generational wealth.

Anita holds a bachelor's degree in Communication from the University of Texas at Arlington, where she earned a full athletic scholarship to play volleyball. She had the great fortune of playing in the 1989 Final Four her senior year. She is currently participating in ULI's Center for Leadership 2022 Cohort and is also in the process of obtaining her Housing Finance Development Certification.

Outside of work, she enjoys spending time with family and friends, taking in the sights and sounds that the wonderful city of Atlanta has to offer, and traveling the globe.

Chanel Zeisel, Assistant Director of Housing and Community Development, City of Atlanta



Chanel Zeisel is the Assistant Director of the Office of Housing & Community Development, Department of City Planning, City of Atlanta.

As Assistant Director, Chanel supports OHCD's policy initiatives and operations. Chanel began her career in housing as a project manager for affordable housing development and compliance in New York City. An avid cyclist, she led a division of Citi Bike, the largest bike share system in the US, before moving to Georgia in 2018 to pursue a law degree and complete a fellowship with Bloomberg Associates at the City researching the intersection of energy efficiency and affordable housing in Atlanta. Contact Chanel at cpzeisel@atlantaga.gov.

Ryan Fleming, Director of Housing Finance, Georgia Department of Community Affairs



Ryan is the Director of the Office of Housing Finance for the Georgia Department of Community Affairs (DCA) in its Housing Finance and Development Division. The Office of Housing Finance administers the Low Income Housing Tax Credit, both 9% and 4%, for Georgia along with HOME, TCAP, NHTF, and CDBG funding sources. Ryan earned his Master of City and Regional Planning from Georgia Tech, with specializations in Economic Development Planning & Housing and Community Development.

Sharon Bollers, Director, Lending, MBA, MPP, Enterprise Community Loan Fund



Ms. Bollers serves as Director of Lending with ECLF. Her current role involves working with partners to build a pipeline of projects in such asset classes as affordable housing, community facilities, and commercial developments with the primary goal of generating loan activity. Her primary responsibilities entail managing the due diligence, underwriting, and structuring of financing products and portfolios in the Mid-Atlantic, Midwest and Ohio Regions.

Ashani O'Mard, Founding Executive Director, Atlanta Affordable Housing Fund



Ashani Collins O'Mard, Founding Executive Director, Atlanta Affordable Housing Fund In January 2020, Ms. O'Mard joined the Atlanta Affordable Housing Fund ("AAHF"). Supported by AAHF's Board of Directors and Investment Committee, Ms. O'Mard currently leads the charge in raising \$20MM and identifying opportunities to invest low-cost capital into transformative affordable housing solutions for metro Atlantans. A 17-year veteran in community development,

Ashani O'Mard combines her passions and talents for connecting people to pathways of prosperity and addressing Atlanta's housing



affordability crisis. She has worked in community banking, affordable housing, and led teams

in fundraising and capital development. During her tenure as Senior Director of Capital Development at the Atlanta Neighborhood Development Partnership (“ANDP”) for 7 years, ANDP raised over \$22MM in charitable contributions and \$12MM in program-related investments.

Prior to moving to Atlanta, Ms. O’Mard gained extensive experience in affordable housing development while working as a Project Manager for private developers in Cincinnati and Boston. Through these experiences, she gained an appreciation for the complexities of structuring low- income housing tax credit developments. She developed skills in securing debt and equity financing for deals and engaging community residents and public officials alike through the public approvals process. She brings a unique blend of experiences across affordable housing development, fundraising, and loan fund management to the social impact ecosystem.

Ms. O’Mard currently serves on the Board of Directors of Next Generation Men and Women (currently as Board Chair), the Georgia Social Impact Collaborative, and the Cowart Family YMCA. She is also a member of Emory University’s Board of Visitors and the Grady Hospital Ambassador Force. Ms. O’Mard is a graduate of Wellesley College and Harvard Kennedy School. She and her husband have lived in Atlanta for 11 years and have two loving, opinionated children.