

Community Development Strategies (CDS) founder, Stacy Vincent, has been active in the field of **affordable housing and community development** for over **22 years**.

Stacy has worked on **transactions across the country** and provides **best practices** to housing agencies while building staff capacity to plan and implement future projects.

Stacy has assisted with developing over 2,000 affordable apartments through **RAD and Section 18 conversions** and Mixed-Finance processes with multiple financing sources including:

- ◆ **Rental Housing Demonstration and Section 18 conversions**
- ◆ **9% and 4% Low-Income Housing Tax Credits/Bonds**
- ◆ **Capital Funding/Operating Fund Financing Programs**
- ◆ **FHA 221d4 and 223f/Federal Home Loan Bank-Affordable Housing Program**
- ◆ **Choice Neighborhoods and HOPE VI**
- ◆ **Housing Trust Funds, Community Development Block Grant and HOME**

**CDS advocates for the best interests of housing authorities** in negotiations with co-developers, syndicators/investors, lenders and state/local funding agencies, CDS works with housing agencies that self-develop and housing agencies that partner with a private sector developer.

## DEVELOPMENT CONSULTING/PROJECT MANAGEMENT

### Pre-Closing Activities

Planning/Predevelopment /Due diligence  
Funding applications  
Procuring/Selecting contractors  
Transaction document review/Closing process

### Post-Closing Activities

Budget and schedule oversight during construction  
Draw preparation/Review and processing  
Lease-up oversight  
Reporting/Equity and lender milestone requirements

Clients: Cincinnati, Pueblo (CO), Los Angeles, Baton Rouge, Butte (MT), Orlando, Washington DC, New Orleans, East Chicago (IN), Gary, Detroit, Tampa, Wilmington (NC), New Haven (CT), Puerto Rico, US Virgin

## ASSET REPOSITIONING/STRATEGIC IMPLEMENTATION

Section 18 applications, RAD Financing Plans, Section 18/RAD blends and public housing close out blend  
Asset repositioning alternatives/Identifying challenges and benefits  
Strategic implementation strategies with prioritized action item steps  
PHA Annual/Capital Fund Planning and submissions to HUD

Clients: Denver, Butte (MT), Cincinnati, Minneapolis, Gary, Detroit, Spartanburg (SC), Tampa, Wilmington (NC), New Haven (CT), Puerto Rico, US Virgin Islands.

## TECHNICAL ASSISTANCE/TRAINING

RAD, Section 18 and mixed-finance development processes  
HUD public housing/procurement regulation compliance  
Project draw/construction pay application reviews/processing  
Section 3/MBE/WBE and certified payrolls compliance

Clients: Cincinnati, New Orleans, East Chicago (IN), Gary (IN), Detroit, Puerto Rico, US Virgin Islands.

CDS is a woman-owned, small business that specializes in project management and implementation of HUD's affordable rental and homeownership programs, including: Rental Assistance Demonstration/Section 18 conversions; public housing redevelopment; community transformation through mixed-finance/ mixed-income/use development.

