

Qualifications of the Developer

CASA's mission is to develop affordable housing and opportunities for successful living. CASA believes that all people, regardless of income, deserve a decent, safe place to call home and that people with disabilities should be allowed to choose where they will live just like everyone else.

CASA's mission is carried out by our 24 member staff: 22 full time and 2 part-time. CASA's employees have a mixture of housing expertise, business management backgrounds and supportive service experience. Our three-member management team is overseen by our Board of Directors. The experience and areas of focus of our management team are detailed below:

Debra King, Chief Executive Officer – Ms. King has been CASA's leader since 1995. As CEO, she oversees all our work creating high-quality homes for our neighbors in need, and ensuring that every one of our tenants has the opportunity to live successfully in their permanent home. Debra is a past Chair of the Wake County Partnership to End Homelessness. She also has her North Carolina Real Estate License.

Mary Jean Seyda, Chief Operations Officer – Ms. Seyda has been with CASA since 2001 and has an extensive background in homeless service program design, development and management. She is well versed in HUD regulations and oversees the day-to-day operations at CASA. Mary Jean is past Chair of Orange County's Partnership to End Homelessness. She is currently serving on the Town of Chapel Hill's Housing Advisory Board, to which she was appointed by Town Council.

Debbie White, Chief Financial Officer – Ms. White and her staff oversee all financial activities of our agency including a nearly \$4 million annual operating budget. She is responsible for the budgets for all CASA Programs and developments, monitors the expenditure of grant funds, and assures that CASA meets its financial obligations to funders, vendors, and tenants. Before joining CASA in 2005, Debbie spent twelve years in public accounting and has broad knowledge of accounting system design for both non-profit and for-profit entities.

Jess Brandes, Housing Developer – Ms. Brandes has a background in non-profit financial development and a Masters in City and Regional Planning. She serves as CASA's project manager, overseeing and coordinating development activity from project conception and funding through the completion of construction. Jess works closely with CEO Debra King to ensure that projects move forward on schedule and on budget while adhering to the development regulations of various municipalities, and the project requirements of various funders. She has worked at CASA since 2008. She has overseen the development of 7 rehab projects and 6 new construction projects.

Arnetta Adams-Brown, Housing Director – Ms. Adams-Brown has been with CASA since 2005 and came to us from the market-rate property management field. She supervises the leasing staff that has more than 30 years of experience leasing apartments for low-income households and working patiently with tenants who have disabilities. The leasing staff meet weekly to work on resolving tenant issues and ensuring funding and program compliance for CASA's 400+ apartments scattered throughout the

Triangle. These professionals communicate frequently with service providers to address tenant needs both before and after they are housed with the goal that every tenant remain successfully housed. Our Leasing Specialists also have experience administering rental subsidies.

Neil Ritter, Facilities Director – Mr. Ritter came to CASA in 2010 with 13 years of conventional housing experience working in both facilities maintenance and general contracting. Neil coordinates the day to day maintenance activity for CASA, supervising 4 maintenance technicians. He coordinates work orders (through Property Boss, property management software), make readies, on call, preventative maintenance, and vendors and provides input to all the property budgets. CASA's three maintenance technicians have over 40 years of experience and include a licensed NC building inspector.