

Emily Allison

Duvernay + Brooks LLC
2095 Broadway, Suite 404
New York, NY 10023
(646) 230-0551

Employment

- 1998 – Present Managing Director, Duvernay + Brooks LLC
- 1996 – 1998 Senior Associate
Hamilton, Rabinovitz & Alschuler, Inc.
- 1995 – 1996 Paralegal, Kirkland & Ellis, Chicago, Illinois

Consulting Experience

Ms. Allison works with public housing authorities on a wide range of development activities. Her responsibilities include preparing applications for public funding, creating and maintaining development budgets, preparing requests for proposals for third-party developers, assembling low-income housing tax credit (LIHTC) applications, authoring submissions to HUD and obtaining approval for mixed-finance transactions. Major clients include the Lexington-Fayette Urban County Housing Authority (LHA) and the Housing Authority of Columbus Georgia (HACG).

In Lexington, Kentucky, Ms. Allison advised LHA's first RAD (Rental Assistance Demonstration) development. The Centre Meadows development scope of work includes the substantial rehabilitation of 206 multifamily units. The financing includes tax-exempt bonds that are cash collateralized by an FHA 221(d)(3) mortgage as well as housing authority funds. The financing is supplemented by LIHTC equity and an allocation of HOME funds from the state housing agency, Kentucky Housing Corporation. The closing was one of the first HUD RAD developments to combine FHA financing and tax-exempt bond financing. Ms. Allison has also served as financial advisor and program manager for its Charlotte Court and its Bluegrass Aspendale HOPE VI developments.

In Columbus, Georgia, Ms. Allison serves as financial advisor to HACG on mixed-finance consulting and the conversion of its conventional public housing portfolio under the RAD program. HACG, along with its co-developer Columbia Residential, intends to revitalize the existing Booker T. Washington conventional public housing site through a multi-phased redevelopment initiative. BTW-Chapman Phase I closed in October 2014; BTW-Chapman Phase II received a 9% tax credit allocation from DCA in 2014. Ms. Allison has assisted HACG and Columbia Residential in obtaining appropriate HUD approvals for the BTW initiative. In addition, Ms. Allison is working with HACG as it seeks to finance the conversion of its public housing portfolio to Section 8 Project Based units under the RAD program. The conversion initiative includes multiple phases and will tap into different resources, including 9% and 4% LIHTCs, conventional first mortgage loans, and HACG funds. A few RAD conversion phases will include no new financing, as the units to-be-converted are still within the LIHTC compliance period and do not need any rehabilitation.

Development Experience

Ms. Allison served as a Duvernay + Brooks representative for many of its development initiatives. Ms. Allison served as project manager and maintained financial budgets for development projects in New York City; Denver, CO; and Chester, PA.

In New York City, where D+B and Pennrose Properties are joint venture developers of a site comprised of almost two city blocks in Harlem, Ms. Allison was responsible for creating the financial structure for the first phase of development, a 133-unit cooperative building. She created development and operating budgets, assisted in applications for state and local funding, and developed a pricing and schedule for the building. In connection with developing the financial structure, she worked with the architect and general contractor to determine the number of units and cost of construction that would be financially feasible. Ms. Allison had similar responsibilities for the second phase of development, a mid-rise building of approximately 20 low-income multifamily rental units.

In Denver, Ms. Allison represented D+B on the joint venture developer team for the Denver Curtis Park HOPE VI Program. Curtis Park, which includes approximately 550 on-site and off-site, rental and for-sale units, is Denver's first HOPE VI award and Colorado's first mixed-income multifamily transaction to include HOPE VI funds, tax credit equity and an FHA 221(d)(3) mortgage. Ms. Allison developed and maintained the \$100 million program budget and individual component budgets for rental and homeownership phases. She also oversaw all financing aspects for the developer team and served as HUD liaison.

The Wellington Ridge HOPE VI Program in Chester, Pennsylvania included the onsite development of 110 public housing rental units and 26 for-sale units, in addition to the redevelopment of the adjacent Highland Gardens neighborhood. Ms. Allison oversaw the implementation of the homeownership component, including drafting the homeownership plan, working closely with the sales and marketing team, and coordinating multiple sources of funding, which included HOPE VI funds, Federal Home Loan Bank funds, local closing cost assistance and first mortgage proceeds.

Education

1995 Carleton College, Northfield, Minnesota
 BA, Political Science, cum laude