



# Justin D. Brooks

## STATEMENT OF QUALIFICATIONS



### Professional Experience

Justin Brooks has served as a public and private sector executive in the affordable housing industry for over 20 years. In the public arena, he has served as the Executive Director and President of South Mississippi Housing Authority and Development Corporation (Gulfport/Biloxi, MS), Executive Director of the Chesapeake Redevelopment Housing Authority (Chesapeake, VA), Vice President of Real Estate of the Housing Authority of Birmingham District (Birmingham, AL) and as both an FHA and Public Housing Director for the U.S. Department of Housing and Urban Development. In the private sector, Justin directed the Operations for AHM, Inc. from 2007-2010 and was the principal of Brookstone Capital and Consulting from 2013-2019. Collectively, he developed over 1,500 multifamily units including successful LIHTC executions in North Carolina, Tennessee, Alabama, Mississippi, and Texas. Development partnerships have included Hollyhand Companies, Gulf Coast Housing Partnership, Edgewater Group, GH Capital, Emerald Properties, and the Wishrock Investment Group. Justin has directed asset and property management functions for multifamily portfolios exceeding 10,000 units. Justin has served as a development consultant to several Public Housing Authorities across the U.S. coordinating the privatization of over 2,500 units of public housing via the U.S. Department of HUD Rental Assistance Demonstration (RAD) Program.

From 2010-2013, Justin served the U.S. Department of Housing and Urban Development as a Director of FHA/Multifamily Housing and Public Housing Division Director in South Carolina and North Carolina, respectively. In South Carolina Justin directed both the production and asset management teams for the state including \$300 million dollars in new FHA transactions and an existing multifamily portfolio of over 30,000 units. As the Public Housing Division Director in North Carolina, Justin directed the asset management of a portfolio of over 35,000 units of public housing and 50,000 housing choice vouchers administered by 126 public housing authorities.

### Education

Bachelor of Arts (B.A.) in Government, University of Virginia – Wise, 2002  
Master of Public Administration (MPA), Virginia Tech, 2004

### Professional Licenses & Affiliations

Leadership in Energy and Environmental Design (LEED) Green Associate  
HUD Certified Assisted Housing Manager  
LIHTC Compliance TaCCs – Certified

### Project References:

**Winton Yerby, III – Managing Director, Hollyhand Development (Northport, AL)**  
205.563.8153 – [wyerby@hollyhand.com](mailto:wyerby@hollyhand.com)

**Marvin Dismukes – President, Royal Management, Inc. (Mobile, AL)**  
(251) 234-7103 – [m.dismukes@royalmgmt.com](mailto:m.dismukes@royalmgmt.com)

**W. Douglas “Digger” Gurkin – President, Edgewater Group (Austin, TX)**  
512.423.0521 – [doug@edgewater texas.com](mailto:doug@edgewater texas.com)

## **SUMMARY OF RELEVANT EXPERIENCE**

### **Strategic Planning & Development Consulting Services (Housing Authorities)**

- Conway Housing Authority – Conway, SC (260 Units)
  - 5 Year Strategic PHA Plan Development
- Vicksburg Housing Authority – Vicksburg, MS (750 Units)
  - 5 Year Strategic PHA Plan Development
  - RAD Feasibility Analysis
- Cullman Housing Authority – Cullman, AL (200 Units)
  - 5 Year Strategic PHA Plan Development
- Ashland Housing Authority – Ashland, AL (199 Units)
  - RAD Consultant
  - Development Consultant
- Housing Authority of Lake City – Lake City, SC (287 Units)
  - RAD Consultant
  - Development Consultant
- Dawson County Housing Authority – Sidney, MT (84 Units)
  - RAD Consultant
- Richland County Housing Authority – Sidney, MT (20 Units)
  - RAD Consultant
- City of Austin, TX Housing Authority – Austin, TX (2000+ units)
  - RAD Analysis & Consultant
  - General Consultant (Policy and Programmatic)
- Asheville Housing Authority – Asheville, NC (2,000+ units)
  - RAD Analysis & Consultant
- Multiple Other PHAs Across the Country

### **FHA Multifamily Finance & Development**

- Served as HUD FHA Multifamily Director for South Carolina, 2010 – 2012
- Closed \$300,000,000 in FHA Multifamily Loans
- Principal Developer / Development Consultant

### **Completed Projects:**

- 2008 – Windhill Ct. Apartments (New Const) – Greensboro, NC (72 Units)
  - Equity Investor – CAHEC
  - Lender – Wells Fargo
  - \$8.4M Development Cost
  - Served as Project Manager from LIHTC Application through Lease Up and then directed operations for property management.
- 2009 – Berryman Square (Rehab) – Greensboro, NC (48 Units)
  - Equity Investor – CAHEC
  - Lender – Wells Fargo
  - \$4.8M Development Cost

- Served as Project Manager from LIHTC Application through Lease Up and then directed operations for property management.
- 2010 – Lawrence Manor Apartments (Rehab) – Greensboro, NC (32 Units)
  - Lender – Wachovia
  - \$2.8M Development Cost
  - Served as Project Manager restructuring prior HUD/FHA Debt through the HUD Recapitalization and Mark to Market program. Left AHM prior to construction start to serve at HUD as FHA Multifamily Director.
- 2013 – Village at Fairgrounds Rd (Rehab) – Natchitoches, LA (50 Units)
  - Lender – Love Funding
  - \$4.4M Development Cost
  - Sourced the Project, Assembled Investors, Completed Financing Applications for the FHA 223(f) loan, Project Manager Through Construction Completion.
- 2013 – Bristow Village (Rehab) – Bristow, OK (60 Units)
  - Lender – Private Capital
  - Acquired \$400K in 2014 as Value Add
  - Sold in 2017 for \$2.8M
  - Sourced the Project, Assembled Investors, Completed Financing Application for a Bridge Loan, Directed Operations and Insertion of New Management Partner, Coordinated the Sale of the Property in 2017 via Marcus & Millichap Partners.
- 2014 – Canyon Creek Apartments (Rehab) - Temple, TX (183 Units)
  - Lender – Wells Fargo
  - Equity – RBC
  - \$14M Development Cost
  - Project Manager from financing through construction completion. Completed all Financing Apps and Lender Due Diligence and Directed Construction for Ownership serving as a Partner in the parent LP.
- 2014 – Cien Palmas (Rehab) – El Paso, TX (55 Units)
  - Lender – RBC
  - \$5.2M Development Cost
  - Project Manager from financing through construction completion. Completed all Financing Apps and Lender Due Diligence and Directed Construction for Ownership serving as a Partner in the parent LP.
- 2014 – Rose Valley Apartments (Rehab) – Tyler, TX (160 Units)
  - Lender – Suntrust
  - \$14.5M Development Cost
  - Project Manager from financing through construction completion. Completed all Financing Apps and Lender Due Diligence and Directed Construction for Ownership serving as a Partner in the parent LP.
- 2015 – Dauphin Gate Apartments (Rehab) – Mobile, AL (220 Units)
  - Lender – Walker Dunlop
  - Equity – Enterprise Community Development
  - \$24M Development Cost

- Contracted by Wishrock Investment Group to Develop property. Completed 4% Bond/Credit Applications through AL AHFA, Coordinated Equity Due Diligence, Selection and Placement, Directed HUD 221(d)(4) Permanent Financing Applications. Exited Partnership Post Inducement and Transferred to Company's Construction Management Team.
- 2015 – Jaycee Tower (Rehab) – Chattanooga, TN (190 Units) (Sourced & Developed)
  - Lender – Walker Dunlop
  - Equity – Boston Capital
  - \$12M Development Cost
  - Sourced the Project, Served as Broker Assigning Contract to Wishrock Investment Group and Agreed to Serve as the Project Developer Through Inducement of 4% Bonds / HUD FHA 221(d)(4) Closing. Directed all Financing Application, Equity Selection, Due Diligence and Placement, Secured a 41 Year PILOT through the City and Transferred the Project to Wishrock's Construction Management Team.
- 2017 – Park at Sydney Drive (New Const) – Birmingham, AL (120 Units)
  - Development Partner – Hollyhand Development / Construction
  - Lender – Regions Bank
  - Equity – Regions Bank
  - \$22.3M Development Cost - \$16M in 9% LIHTC Equity.
  - Coordinated the Redevelopment Project, Serving as Project Manager for HABD, Brokered a Land-Lease with Hollyhand Development Partners, Coordinated Equity and Lender Due Diligence and assisted Development Partner in 9% LIHTC Application. Direct Construction and coordinate Construction Project Manager, Inspectors, and Section 3 Compliance. Project is approximately 75% complete.
- 2017 – Southtown Redevelopment (Mixed Use New Const) – Birmingham, AL (224 Units)
  - Development Partner – Southside Development Corp (Corp Realty, Bayer Properties, Brec Development, Brassfield Gorrie Construction)
  - \$100+M Development Cost Public Housing Redevelopment Birmingham
  - Directing Project from RFP through Completion of Construction. Project will be a multi-year and multi-phase redevelopment with mixed use components. Master Planning is underway as of November, 2017.
- 2017 – Loveman Village Redevelopment (New Construction) – Birmingham, AL (260 Units)
  - Development Partner – Hollyhand Development/Construction
  - Lender – BBVA Compass
  - Equity BBVA Compass – Both 4% and 9%
  - \$40+M Development Cost – Public Housing Redevelopment
  - Coordinated the Redevelopment Project from Issuance of RFP, Selection of Development Partner, Served as Project Manager for HABD, Brokered a Land-Lease with Hollyhand Development Partners, Coordinated Equity and Lender Due Diligence and 9% LIHTC Application. Direct Construction and coordinate Construction Project Manager, Inspectors, and Section 3 Compliance. Project is approximately 75% complete.
- 2017 – Freedom Manor Apartments (Rehab) – Birmingham, AL (103 Units)
  - Lender – HABD Self Financed
  - \$5.7M Development Cost
  - Directing Project from Concept to Completion. Selecting Design and Construction Teams, Coordinated City Planning and Design Reviews. Directing Relocation,

Construction, and all Development Functions. Project will be LEED Silver and have planned Photovoltaic Solar Applications. Construction to Start January, 2018.

- 2021 – North Park Estates Phase I (Redevelopment with New Construction) – Gulfport, MS (80 Units)
  - Lender – Hope FCU
  - Equity Cadence Bank - 9% LIHTC
  - \$18.6M Development Cost
  - FHLB Dallas – AHP Award (\$1,000,000)
  - Directed Project from closing to construction completion.
- 2025 – North Park Estates Phase II (Redevelopment with New Construction) Gulfport, MS (40 Units)
  - Lender – Bank First
  - Equity 9% LIHTC (Disaster Credits) – Section 42 Equity
  - FHLB Dallas AHP (\$1,000,000 X2)
  - FHLB Dallas AHP (\$500,000)
  - State CDBG-DR Award (\$786,000)
  - \$14.2M Development Cost
  - Directed project from concept through closing and construction start. Project will be Mississippi's first Fortified™ Certified Multifamily Project and also includes tornado shelters in each unit. Project is 100% subsidized with PBV assistance in partnership with the regional housing authority.
- 2025 – Coastal Pointe (Redevelopment with New Construction) – Harrison County, MS (60 Units)
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### **Multifamily Asset Management**

- Directed Property Operations and Asset Management for SMHA & SMHD – 11,200 units
- Managed and Directed operations for 1,700 unit Portfolio for AHM, Inc.
- Direct Asset Management for HABD Portfolio – 6,000 Public Housing Units
- Directed HUD SC Multifamily Portfolio – 35,000 FHA units
- Directed HUD NC Public Housing Portfolio – 40,000 LIPH units

### **Why Specialty Housing Partners?**

In 2021 my family experienced a re-centering event with two children (Jonah & Bailey) diagnosed with an exceptionally rare genetic condition called Mainzer-Saldino Syndrome. Both are minimally verbal autistic with developmental disabilities. Both are legally blind due to Retinitis Pigmentosa and have chronic kidney disease in varying stages. Jonah is preparing for transplantation in 2025 at the age of five after entering end-stage kidney failure in February. I do not worry about the immediate challenges that are realized because of their myriad of health challenges. I worry about what housing opportunities will exist decades from now when they need them most. In 2025 I launched Specialty Housing Partners to put twenty plus years of affordable housing development, asset management, and operational experience to work alleviating those future concerns.