

## DAVID A. NORTHERN, SR.

### PROFILE:

An enthusiastic, conscientious, trustworthy and vetted community leader, who is eager to further utilize extensive experience, while performing the responsibilities of a career in the housing and urban development.

### EXPERIENCE:

#### **LAKE COUNTY HOUSING AUTHORITY**, Grayslake, IL

*Executive Director/Chief Executive Officer*

*\*Sept. 2008-Present*

*\*Note: Left LCHA for the Philadelphia Housing Authority as Executive Vice President Feb. 2013-July-2013*

As Executive Director/Chief Executive Officer I have complete responsibility for administrative and professional oversight in planning, directing, and coordinating the authority's varied and complex housing and community development programs while ensuring compliance with HUD regulations. Fiscal responsibilities include a \$30 million budget, and \$80 million in assets. The agency has 620 public housing units, 2,603 housing choice vouchers, 586 new construction units, a family self-sufficiency program, a family unification program, a comprehensive housing counseling program, and Aim North Development Corporation (501c3). LCHA's external environment has over 700,000 citizens, 300 independent taxing entities including, 18 townships and 52 municipalities.

#### ***Noteworthy Accomplishments under my leadership (Lake County Housing Authority):***

- Designated High Performing program in 2015 for the first time since 1999.
- Substantially completed all required items of the Voluntary Compliance Agreement between HUD and LCHA as a result of Section 504 Review Number 05-09-R004-4
- Designated High Performing Agency by HUD, HCVP 2008-2015
- Created Mobility Program C.H.O.I.C.E.S as a follow up to HUD's final rule 2015-17032, affirmatively furthering fair housing
- Successfully advocated IL state legislators to add Lake County to the Upper Illinois Valley Development Authority (URIVDA) which provides low-interest loans to business owners and housing developers without any burden on taxpayers
- 2008-2015 only had one minor audit finding
- Secured demolition approval of 125 public housing and 115 tenant protection vouchers
- Secured \$22 million in bond and equity financing from Illinois Housing and Development Authority for a 220 unit new construction project Est. at over \$40 million which includes senior and family housing
- Implemented Smoke-Free Housing Policy in 2011 for units owned by LCHA (largest agency to become smoke free in IL)
- Secured designation approval for certain public housing projects in Lake County for occupancy by elderly household's only and designated one project for occupancy by elderly and disabled households in 2012.
- Decreased vacancy loss by setting goals for Low Rent leasing. In 2007 LCHA had 43 units vacant per month and a vacancy rate of over 20%. We improved to a below 3% vacancy rate with only 10 units vacant currently. LCHA housed approximately 35 to 40 more families per month. Vacancy Loss for 2007 was \$103,692.38, which has decreased each year since low point of \$24, 233.03 in 2010.
- Managed grant writing efforts that produced over \$1.3 million in funds over 5 years for Public Housing & Housing Choice Voucher Family Self Sufficiency (FSS) coordinators.
- Initiated Housing Choice Voucher Program and size increased from 2,603 units in 2008 to 2,918 units presently.
- Partnered with Regional Housing Initiative and eight area housing authorities to provide regional housing projects. LCHA secured \$1 Million in HUD Pilot funding.
- Facilitated efforts at Crain Meadows Apartments in Zion, IL that created 350 units and \$30 million rehab on a troubled property. Zion property was preserved which had 60 Project Based Vouchers and another 90 voucher holders living there from foreclosure homelessness.
- Earned 32 NAHRO Merit Awards from 2009-2016 and Nan McKay Champion in Housing Award 2010.

**Deputy Director***Sept. 2002- July 2008*

Assisted the Executive Director with daily oversight of Housing Authority's activities ensuring compliance with HUD regulations and policies of an agency with annual resources of roughly \$28 million. The agency had 620 public housing units, 2,603 housing choice vouchers, 586 new construction units and a comprehensive housing counseling program.

**Noteworthy Accomplishments:**

- Facilitated grant writing and administration of the Housing Counseling program, along with submitting quarterly and yearly reports. (*Housing Counseling Grant Awards total \$116,142 since 2004*)
- Coordinated and prepared a new 2003 ACOP and Section 8 Administrative Plan, along with policy modification on a yearly basis required with the changing HUD environment and agency goals.
- Facilitated the partnership that resulted in the HUD's Shelter Plus Care Program coming to Lake County, which included 24 units of housing and \$1.2 million in funds for 5 years
- Assisted with Lake County's Youth Build program goals and helped in its expansion from a subsidiary to an independent 501c3
- Worked to expand the final Drug Elimination Program funds to improve AMP 1, which has 125 units and the development of a summer enrichment program for about 60 pre-teens
- Worked with other County agencies by facilitating the relationships that lead to the Housing Authority performing the inspections for FEMA/Hurricane Katrina funds for the Lake County

**PHILADELPHIA HOUSING AUTHORITY**, Philadelphia, PA*Executive Vice President – Housing Operations**Feb. 2013-July-2013*

Recruited by HUD to provide leadership for the administration and strategic direction of the nation's fourth largest Housing Authority Housing Operations Department. The department's annual budget was \$112 million, 675 staff, 32,000 plus residents, and a portfolio of over 15,000 housing units as well as 2,000 units of tax credit units using staff and private management companies.

**Noteworthy Accomplishments:**

- Removed Philadelphia from the troubled list before my departure
- Successfully closed and purged waiting list which included 100,000 plus applicants, a strategy that had previously never been applied
- Managed contracts for over 500 plus union staff within maintenance and administration
- Crafted a plan for dealing with the effects of sequestration which included layoffs of 50 plus cost saving efforts for the Housing Operations department
- Catalyst for asset management and privatizing some public housing units
- Created a strict framework of compliance with all relevant policies, procedures and regulations

**CITY OF GARY HOUSING AUTHORITY**, Gary, IN*Special Housing Advisor to the Mayor of Gary, IN- Volunteer (on loan from LCHA) Jan 2012-May 2012*

Assisted HUD's Trouble Recovery Team and the Mayor on housing related issues during the commencement of the Mayor's 1<sup>st</sup> term in office. Was the Mayor's special advisor on establishing best practices in housing for the city and the Gary Housing Authority.

**CITY OF EAST CHICAGO HOUSING/** 4920 Larkspur St, East Chicago, IN 46312**COMMUNITY DEVELOPMENT***Director of Capital Improvements**1999-2002*

Assisted with the administration of the agency's 808 public housing units and 636 housing choice vouchers. The Capital Fund Program activities, included contract administration, budgeting and expenditure/obligation reporting for funding years 1995-2003 in the amount of \$13.7 million.

**Noteworthy Accomplishments:**

- Served as coordinator of PHAS, which lead the agency to High Performer status in 2003.
- Conducted investment management activities totaling more than \$3 million.

- Actively participated in the preparation of the PHA Plan and the City of East Chicago's Consolidated Plan.
- Supervised a staff of 25 including maintenance, architects, engineers, and consulted with contractors
- Developed projects and managed community development endeavors totaling \$2 million

***Accountant/Procurement Officer***

1997-1999

Responsibilities included processing accounts payable, accounts receivable, recording journal entries, bank reconciliations on a monthly basis and preparing month end closing statements. Procurement officer duties consisted of coordinating the comprehensive grant program and investment management.

**EDUCATION:**

**INDIANA UNIVERSITY NORTHWEST**

Gary, IN

Masters of Public Affairs (*Graduated with Honors*) GPA 3.7

Conferred May 2003

- Quality of Life Council Northwest Indiana  
(*Publication credits from work on the Housing section of the Quality of Life Report in 2003*)

**BALL STATE UNIVERSITY**

Muncie, IN

Bachelor of Science – Accounting GPA 2.5

Conferred July 1997

**CERTIFICATIONS:**

**HARVARD UNIVERSITY**

Cambridge, MA

Kennedy School of Government/NeighborWorks America

Certified Feb. 2016

Achieving Excellence in Community Development Program (*18 Month*)

**PUBLIC HOUSING AUTHORITIES DIRECTORS**

**ASSOCIATION/RUTGERS UNIVERSITY**

Washington, DC

Executive Director Education Program (*2 Year*)

Certified Jan. 2008

**INDIANA UNIVERSITY NORTHWEST**

Gary, IN

Institute for Innovative Leadership

Certified Aug. 2003

Leadership Development Program (*1 Year*)

**NATIONAL ASSOCIATION OF HOUSING  
AND REDEVELOPMENT OFFICIALS**

Washington, DC

Section 8 Housing Manager and Training

Certified Feb. 2005

Public Housing Manager and Training

Certified March 2003

**INDIANA UNIVERSITY NORTHWEST**

Gary, IN

Graduate Certificate: Public Management

Certified May 2002

**UNIVERSITY OF MARYLAND**

College Park, MD

Executive Education Program

Certified July 2000

Housing & Community Development

**ELECTED OFFICE:**

**COMMUNITY CONSOLIDATED SCHOOL DISTRICT 46, 565 Frederick Road, Grayslake, IL 60030**

*Board of Education, Board member 2015-Present*

CCSD 46 serves parts of the villages of Grayslake, Third Lake, Hainesville, Round Lake, Round Lake Park, Round Lake Beach, and Lake Villa. Seven schools which include four kindergarten through fourth grade neighborhood schools, one kindergarten through eighth grade neighborhood school, a fifth and sixth grade intermediate school, and a seventh and eighth grade middle school. CCSD 46 has an annual budget of roughly \$42 million, student enrollment of 3,964 youth and 519 staff.

- Union Contract Negotiations Committee 2016
- Delegate for Illinois Association of School Boards
- Initiated Board Level Diversity Policy Initiative
- Executive Board Member Special Education District of Lake County

**AWARDS/HONORS:** Participated in a White House Convening on the proposed HUD smoke-free rule in the nation's public housing with HUD Secretary Julián Castro, Surgeon General Vivek Murthy and other stockholders-2016  
Participated in a HUD Mobility Convening- 2016  
The Most Influential African American of Lake County Award - 2015  
Who's Who in Black Chicago for Community Leadership-2006, 2007, 2009 and 2011  
Most Influential African Americans of Lake County Awards in  
Business- 2007 Leadership- 2010 Vision-2012  
NAHRO Delegate to South Africa - 2010  
NAHRO Delegate at the Tri Country Conference (USA, Canada and UK) - 2010  
Nan McKay Champion in Housing Award- 2010  
Ball State University- The Graduate of the Last Decade Award- 2004  
Ebony Magazine -" 30 Leaders Who Are 30 and Under"- 2004  
*Partial list of awards and honors*

**AFFILIATIONS:** Board Member Youth Build Lake County - Present  
Board Member Coalition to Reduce Recidivism- Present  
Trustee of Public Housing Authorities Directors Association (PHADA) - Present  
PHADA-Bollinger Scholarship Committee Chairman- Present  
Condell Community Health Council- Present  
Lake County Opioid Initiative- Present  
Honorary Committee Break the Silence...Unmask the Violence Gala  
Illinois Department of Human Rights – Housing Working Group  
Board of Governors - NAHRO  
Commissioner Lake County Community Development  
Chairman of Ad Hoc Young Professionals and New Leaders Committee- NAHRO  
*Partial list of affiliations*

**PRESENTATIONS:** PHADA - Smoke Free Housing  
IL Governors Conference - RAD  
City of North Chicago - Marion Jones Redevelopment and Relocation  
NAHRO Conference - Smoke Free Housing  
NAHRO Conference - Executive Leadership  
Nan McKay Conference - RAD  
NAHRO Conference - Regional Housing and Mobility  
NCRC-NAHRO Conference – Emerging Leaders Program  
*Partial list of presentations*

**COMMUNITY:** Initiated a Proactive Discussion on Race in the Suburbs "What Unites Us is Far Greater than What Divides Us". Our panel is comprised of various leaders from various organizations - US Congress, State Senate, police chiefs, Sheriff's Office, school board members and administration, pastors, and other community advocates.

**REFERENCES:** Professional and personal references will be furnished promptly upon request