

DEPUTY EXECUTIVE DIRECTOR

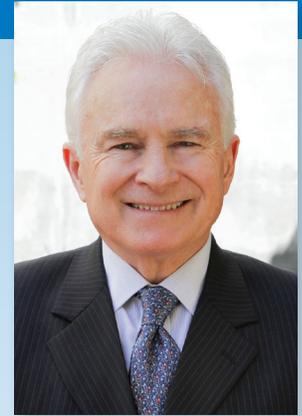
Philip Neville, Office of Real Estate Development

1805 Harrison Street

Oakland, CA 94612

(510) 587-2112

pneville@oakha.org



Phil Neville brings over 35 years of experience to his position as Deputy Executive Director of Real Estate Development. In this position, he oversees the real estate development and asset management functions for OHA.

Neville has negotiated partnerships with housing developers to build ten new affordable rental housing projects, two rental housing renovation projects, and three projects to build new homes for sale to first time homebuyers. Through these partnerships, the OHA development team has rebuilt dilapidated public housing communities using HUD HOPE VI funding. The partners include BRIDGE Housing, EBALDC, the Related Companies, Christian Church Homes, EAH Housing, Satellite Affordable Housing Associates, EM Johnson Interest and Habitat for Humanity. The teams built Chestnut Court, Linden Court, Mandela Gateway, Foothill Apartments, and four phases of Lion Creek Crossings. They also built Harrison Street Senior Housing and renovated two hotels converting them into The Savoy, which provides housing for formerly homeless residents and those with special needs. OHA staff self-developed two phases of family and special needs housing at Tassafaronga Village, and refinanced and renovated Keller Plaza.

Neville's team is working closely with development partners on four projects that are currently under construction, including two family projects, Cathedral Gardens and AveVista, and two senior projects, Lakeside Senior and Lion Creek Crossings, Ph. 5. OHA's role in development typically includes acquiring the land, providing predevelopment loans and/or gap financing, and Project Based Vouchers.

In Real Estate Development, Neville's staff includes the Assistant Director of Development and six housing development project managers. Neville also directs an Asset Management team which oversees these real estate assets to ensure efficient operation and compliance with regulations and to sustain quality affordable housing for Oakland residents. This team is led by the Director of Asset Management with six staff who track and report on over 1,500 rental units.

During his tenure with OHA, Neville also served as Director of Leased Housing, where he implemented OHA's Section 8 Certificate, Moderate Rehab and Voucher Programs and converted HUD's earlier leased housing program (Section 23) to Section 8. He later served as the Director of Development, where he helped create several non-profit affiliates which acquire, develop, rehabilitate and /or own affordable housing.

Phil Neville has been an integral member of OHA's expansion of affordable housing through partnerships and leveraging of OHA assets as well as helping to determine the strategic direction of the agency. Neville's goal is to develop sustainable, affordable housing that is less affected by the reductions and fluctuations in government funding.



**Oakland Housing
Authority**