

Profile

Which Boards would you like to apply for?

Housing Authority: Submitted

Please select your first Board preference: *

☒ Housing Authority

Please select your second Board preference: *

☒ Housing Authority

Please select your third Board preference: *

☒ Housing Authority

Please select your fourth Board preference: *

☒ Housing Authority

Please select your fifth Board preference: *

☒ Housing Authority

Please select your sixth Board preference: *

☒ Housing Authority

Amber

First Name

Williams

Last Name

Middle
Initial

8504 Red Canyon Way

Street Address

Suite or Apt

Raleigh

City

NC

State

27616

Postal Code

What district do you live in?

None Selected

Home: (910) 706-9052

Primary Phone

Home: (910) 706-9052

Alternate Phone

amber.williams619@gmail.com

Email Address

Habitat for Humanity of
North Carolina

Employer

Financial Programs Manager

Job Title

If you live in an Extraterritorial Jurisdiction Area, select Yes:

☐ Yes ☒ No

In order to assure countywide representation, please indicate your place of residence:

☒ Raleigh

Interests & Experiences

Why are you interested in serving on a Board or Commission?

I have a longstanding passion for affordable housing, community development, and equitable access to resources. I currently serve as the Vice Chair of the City of Raleigh's Fair Housing Hearing Board and would welcome the opportunity to contribute my experience and expertise to other Boards or Commissions that align with these values.

Work Experience

I currently serve as Financial Programs Manager at Habitat for Humanity of North Carolina, where I manage statewide lending and grant programs that support state Habitat affiliates. I have over 15 years of experience in lending, mortgage finance, and nonprofit housing initiatives, including roles at Coastal Credit Union, Fifth Third Bank, and Habitat for Humanity of Wake County. My expertise includes program compliance, partner engagement, and funding oversight with a focus on affordable housing and community-driven development.

Volunteer Experience

Advocacy Ambassador, Habitat for Humanity of Wake County Vice Chair, Fair Housing Hearing Board, City of Raleigh Member, State Advocacy Committee, Habitat for Humanity of North Carolina

Education

Wake Technical Community College – Associate in Arts, Summa Cum Laude
Richmond Community College – Associate of Applied Science in Accounting, Summa Cum Laude

Comments

I have been a Wake County resident for 10 years. In my current role, I manage lending and grant programs that support affordable housing across the state. I also oversee a grant from the Governor's Office focused on rehousing and rebuilding families in western North Carolina who were impacted by Hurricane Helene. My work has consistently focused on expanding access to housing for low- to moderate-income families. I have over 15 years of experience in mortgage lending, affordable housing program management, and financial compliance. I helped develop a fully licensed mortgage lending operation within a nonprofit housing organization, managing everything from origination through servicing. I've also served as a Community Reinvestment Act (CRA) mortgage loan officer, specializing in financial solutions for underserved populations. In addition to my lending and program experience, I am active in affordable housing advocacy. I work to promote policies that increase the supply and affordability of housing by supporting efforts to increase funding, improve land use, and simplify regulations that impact access to housing. I currently serve as Vice Chair of the City of Raleigh's Fair Housing Hearing Board, where I advocate for inclusive, equitable housing policies that create meaningful access to safe and stable homes for all.

Upload a Resume

If you have another document you would like to attach to your application, you may upload it below:

Please upload a file

Demographics

Date of Birth

Gender *

☒ Female

Ethnicity *

☒ African American

Other

How did you become aware of Wake County volunteer opportunities?

☒ Other

If you selected "Other" above, how?

Wake County staff

Please upload a file

ETHICS GUIDELINES FOR COUNTY ADVISORY BOARDS AND COMMISSIONS

By submitting this electronic application, if appointed, I pledge by my signature below that I have read and will comply with the ethics guidelines for advisory boards and commissions as adopted by the Wake County Board of Commissioners, found [here](#).

Amber Williams

Profile

Which Boards would you like to apply for?

Housing Authority: Submitted

Please select your first Board preference: *

☒ Housing Authority

Please select your second Board preference: *

☒ Raleigh-Durham Airport Authority

Please select your third Board preference: *

☒ Commission for Women

Please select your fourth Board preference: *

☒ Alliance Behavioral Healthcare

Please select your fifth Board preference: *

☒ Capital Area Workforce Development Board

Please select your sixth Board preference: *

☒ Criminal Justice Partnership Advisory Board

Rose
First Name

M.
Middle Initial

Cornelious
Last Name

1016 Manchaca Loop
Street Address

Suite or Apt

Apex
City

NC
State

27539
Postal Code

What district do you live in?

None Selected

Mobile: (919) 621-8444
Primary Phone

Home: (919) 621-8444
Alternate Phone

rmcornelious@yahoo.com
Email Address

retired
Employer

Job Title

If you live in an Extraterritorial Jurisdiction Area, select Yes:

☐ Yes ☒ No

In order to assure countywide representation, please indicate your place of residence:

☒ Apex

Interests & Experiences

Why are you interested in serving on a Board or Commission?

I want to serve my community. I love Wake County and want to work to improve it.

Work Experience

I served as an Urban Planner in Fulton County, GA, where I was over an affordable housing program. I've served as a chaplain at UVA hospital in Charlottesville and WakeMed Hospital in Raleigh. I've worked at Dorcas Ministries in Cary as the Development Director for eight years. During that time I saw the needs of the poor and marginalized. As past President of the Morrisville Chamber of Commerce, I have worked to shape community and support our businesses. As founding co-chair of ONE Wake, an advocacy group, I have spearheaded efforts to establish more affordable housing.

Volunteer Experience

ONE Wake - work with other clergy and nonprofit leaders to establish affordable housing. Morrisville Rotary: Past president of this organization that serves and helps fund several nonprofits.

Education

Doctor of Ministry, Master of Divinity, Master of Science in Business, Bachelor's degree in Public Administration

Comments

[morrisville.doc](#)

Upload a Resume

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Please upload a file

Demographics

Date of Birth

Rose M. Cornelious

Gender *

☒ Female

Ethnicity *

☒ African American

Other

How did you become aware of Wake County volunteer opportunities?

☒ Other

If you selected "Other" above, how?

From a Pastor in Raleigh

Please upload a file

ETHICS GUIDELINES FOR COUNTY ADVISORY BOARDS AND COMMISSIONS

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ROSE M. CORNELIOUS

1016 Manchaca Loop, Apex, NC 27539 ▪ rmcornelious@yahoo.com ▪ 919-621-8444 (cell)

CAREER OBJECTIVE: Seeking a position where I can utilize my experience in development and advocacy to empower marginalized people.

PROFESSIONAL SKILLS

LEADERSHIP: Have served on chambers of commerce boards and other boards of directors; serve on the steering committee and co-chair of ONE Wake, a nonpartisan, multi-faith advocacy organization that advocates for affordable housing, living wage and education reforms. I have successfully recruited, trained and coordinated hundreds of staff and volunteers from nonprofits, civic groups, churches and businesses to perform projects and raise resources for low-to-moderate income people.

EXCEPTIONAL COMMUNICATION SKILLS: I've spoken extensively to businesses, churches, Chambers of Commerce, civic groups and government officials. I have also preached in approximately 200 churches. I am an experienced grant and appeal letter writer. I have written articles for newsletters, newspapers, and social media, as well as supervised the production of videos; I have written brochures and other promotional material.

HIGHLY RESPONSIBLE AND ETHICAL: Experienced in handling highly confidential financial, personnel and medical records.

ADAPTABLE TO NEW TECHNOLOGY: Proficient in Microsoft Office, including Word, Excel, PowerPoint, Outlook; also, Mac computers. Experienced in fundraising software.

EMPLOYMENT HISTORY

October 2022 – December 2024, President, Morrisville Chamber of Commerce

Duties: Oversaw staff and functions of the chamber, established budgets; coordinated events that included golf tournaments, luncheons, ribbon cuttings, annual meetings, and after-hours events; represented the community at public events; represented the business community at town council meetings.

Feb. 2014 – June 2022, Development Director, Dorcas Ministries, Cary, NC

Duties: Directed all fundraising and marketing efforts of a 501 (c) 3 nonprofit that serves over 34,000 low-to-moderate income people each year with financial assistance, food, and job readiness training. I made presentations to government officials, Chambers of Commerce, employee groups, corporate and foundation heads, churches, Rotary Clubs and other civic organizations and individual donors. I wrote and managed grants, appeared in videos and interviews for various forms of media. I facilitated partnerships with area nonprofits and businesses for materials, money and manpower and for targeted projects that included affordable housing. Coordinated on-line and in-person fundraisers, secured sponsors and attendees.

Donations went from \$147,000 to \$2.6 million dollars per year for a total of almost eight million dollars in financial donations raised during my tenure.

Aug. 2012 – Aug. 2013, Chaplain Resident, WakeMed, Raleigh, NC

Duties: Provided support and counsel to patients, families and hospital staff of all faiths in situations of crisis. Assisted patients and families as they grappled with end-of-life decisions and emergency trauma situations. This entailed extensive record keeping and a high level of patient confidentiality. This year-long program also provided me with psychological and theological training on how to support and engage people of different cultures, faiths, income levels, addictions, etc.

Mar. 2008 - May 2010, Director of Development, Hospice of the Rapidan, Culpeper, VA

Duties: Managed the development function for a hospice that served five counties, coordinating all fundraising events that included dinner galas, Christmas tree lightings, butterfly releases and golf tournaments. I recruited and training volunteers, obtained sponsors, solicited contributions from individuals, civic groups, businesses and foundations, including gifts from several estates and a donation of a ten-acre tract of land. During my time with the organization annual donations more than tripled. I wrote all appeal letters and brochures. While serving as a board member on the Culpeper Chamber of Commerce, I obtained a grant to provide training for board members of nonprofits in that community. Gave monthly development reports to the Board of Directors and provided oversight of the donor database; compiled the annual report to donors.

Sept. 1999 - April 2006, Coordinator of Church Relations – East, Evangelical Covenant Church, Chicago, IL

Duties: Responsible for an eighteen-state territory that included almost 200 churches of the Evangelical Covenant Church. I traveled extensively and engaged individuals, congregations and church groups to financially support missionaries and their projects and participate in overseas mission trips. This involved pulpit ministry (preaching), teaching in Sunday school classes, meetings in homes, at camps and leading retreats. I interfaced with diverse people on all levels of the denomination, church officials in other countries, missionaries, and administrators.

Feb. 1997 - Sept. 1999, Urban Planner, Housing Division, Fulton County Government, Atlanta, GA

Duties: Wrote the county's annual HUD report that justified how three million dollars of funding was used. Wrote literature on county's first-time homebuyer housing program.

Education:

B.A. - Public Administration, Augustana College, Rock Island, IL

M.S. - Business, Florida Institute of Technology, Melbourne, FL

Master of Divinity and Doctor of Ministry – North Park Theological Seminary, Chicago, IL

Profile

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☒ Housing Authority

Please select your second Board preference: *

☒ Human Services Board

Please select your third Board preference: *

☒ Capital Area Workforce Development Board

Please select your fourth Board preference: *

☒ Cary Planning and Zoning Board

Please select your fifth Board preference: *

☒ Commission for Women

Please select your sixth Board preference: *

☒ Economic Development Commission

Demetria

First Name

John

Middle
Initial

Last Name

370 South Walker Street

Street Address

Unit 522

Suite or Apt

Cary

City

NC

State

27511

Postal Code

What district do you live in?

None Selected

Home: (228) 731-9972

Primary Phone

Home: (919) 249-1042

Alternate Phone

demetria.john@apexnc.org

Email Address

Town of Apex

Employer

Assistant Town Manager

Job Title

If you live in an Extraterritorial Jurisdiction Area, select Yes:

☐ Yes ☒ No

In order to assure countywide representation, please indicate your place of residence:

☒ Cary

Interests & Experiences

Why are you interested in serving on a Board or Commission?

I am interested in serving on the Wake County Housing Authority Board of Commissioners because I have dedicated my career to addressing housing, community development, and public service challenges that directly impact residents' quality of life. My experience leading housing authorities, reorganizing public agencies, and partnering with County Commissions and homelessness boards has given me a deep understanding of the systemic issues our communities face—from affordable housing shortages to homelessness, disaster recovery, and equitable access to resources. Serving on the Board would allow me to apply this experience to strengthen Wake County's long-term vision for housing, public safety, and community resilience. I bring a proven record of working collaboratively with elected officials, state and federal agencies, and community stakeholders to deliver innovative solutions and measurable results. My commitment is to ensure that Wake County continues to thrive as a place where all residents have access to safe housing, economic opportunity, and a supportive community.

Work Experience

I have built a career of more than 25 years in housing, community development, and local government leadership, consistently taking on roles that required organizational transformation, strategic partnerships, and innovative approaches to public service.

- **Local Government Leadership** – As Assistant Town Manager for the Town of Apex, NC, Demetria oversees the Community and Safety portfolio, which includes Police, Fire, Community Development & Neighborhood Connections, and Parks and Recreation & Cultural Resources. She works directly with the Town Council and County officials on budgets, land use, and interlocal agreements, serving as the Town’s liaison to federal and state agencies.
- **Housing Authority Reorganization** – Demetria served as President & CEO of the Lucas Metropolitan Housing Authority in Ohio, where she led a full-scale reorganization during a critical transition. She implemented financial reforms, addressed HUD audit findings, and introduced new compliance and procurement standards. Importantly, she cultivated partnerships with County Commissioners and social service agencies to expand the Authority’s role in addressing homelessness, hunger, and infant mortality.
- **Homelessness Merger & Collaboration** – She successfully partnered with a County Homelessness Board to merge its functions with the Housing Authority, creating a nonprofit subsidiary to coordinate homelessness and housing programs. This collaboration brought together mental health providers, Continuum of Care agencies, city and county officials, and community stakeholders to provide more comprehensive support to residents.
- **Housing Development & Finance** – Demetria has led numerous affordable housing and mixed-finance development projects, including HUD Mixed Finance Programs, Low-Income Housing Tax Credit (LIHTC) deals, RAD conversions, and disaster recovery housing programs. She has closed projects totaling more than \$350 million in equity financing, grants, and public-private partnerships across multiple states.
- **Disaster Recovery & Resilience** – In New Orleans, she helped implement the city’s \$411 million Disaster Recovery Program, creating monitoring systems, policies, and staff training to ensure compliance with federal funding requirements. Following Hurricane Katrina, she also facilitated the merger of two Mississippi housing authorities and established the county’s first Housing Choice Voucher Program to relocate displaced families.
- **Earlier Career & Consulting** – Throughout her career, Demetria has served in consulting and executive roles with local governments, nonprofits, and housing organizations across the country. She has provided technical assistance, policy development, and interim leadership for agencies undergoing transitions, always with a focus on stabilizing organizations and creating sustainable housing and community solutions.

Volunteer Experience

In addition to my professional career in housing and community development, I have remained deeply committed to service through volunteer work that supports resilience, equity, and opportunity. I have contributed to disaster recovery efforts and partnered with nonprofits serving underserved communities, ensuring that families and individuals have access to resources during times of crisis. I am passionate about mentoring young women, equipping them with the tools, resources, and confidence to succeed in their personal and professional lives. I also work with entrepreneurs by helping them identify grant funding and business development opportunities, strengthening local economic resilience. In addition, I regularly donate clothing to women entering or re-entering the workforce, supporting their ability to present themselves with confidence as they pursue career opportunities. My volunteer work reflects the same values that guide my professional life—collaboration, empowerment, and building pathways for others to thrive.

Education

I hold a Bachelor of Science in Community and Regional Planning from the University of Southern Mississippi, where I developed a strong foundation in planning, housing policy, and community development. I pursued graduate studies in Economic Development at the University of Southern Mississippi, further deepening my expertise in strategies that promote sustainable growth and equitable development. I completed Executive Education at Harvard University's John F. Kennedy School of Government, gaining advanced leadership and policy training tailored to public sector executives. My most recent accomplishment is a 2025 graduate of the UNC School of Government's Public Executive Leadership Academy (PELA). In addition, I earned multiple professional certifications that demonstrate my technical expertise and commitment to ongoing professional development, including: Housing Development Finance Professional (HDFP) – National Development Council Certified Public Housing Manager (C-PHM) Community Development Block Grant (CDBG) Certification The New South Economic Development Certification This combination of academic study, executive leadership training, and specialized certifications has equipped me with the knowledge and practical tools to effectively lead complex housing, development, and government initiatives.

Comments

As a seasoned Housing Authority executive, I bring to the Board of Commissioners a proven record of turning around agencies during times of transition, strengthening compliance, building strategic partnerships, and advancing housing and community development initiatives. My leadership has consistently focused on creating sustainable solutions, whether through reorganizing housing authorities, leveraging federal HUD programs, or coordinating regional responses to homelessness and disaster recovery. I also bring experience in training and educating boards on the principles of good governance, particularly as it relates to housing authorities and public sector accountability. This skill ensures that boards are equipped not only to set vision and policy, but also to govern effectively, with transparency and measurable results. In serving on the Wake County Board of Commissioners, I would continue to apply this expertise to strengthen collaboration, expand opportunities for residents, and help guide the County's long-term vision for equitable housing, resilient communities, and inclusive growth.

[RESUME_CV_DJOHN_2024.docx](#)

Upload a Resume

If you have another document you would like to attach to your application, you may upload it below:

Please upload a file

Demographics

Date of Birth

Gender *

☒ Female

Ethnicity *

☒ African American

Demetria John

Other

How did you become aware of Wake County volunteer opportunities?

☒ County Website

If you selected "Other" above, how?

Please upload a file

ETHICS GUIDELINES FOR COUNTY ADVISORY BOARDS AND COMMISSIONS

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DEMETRIA M. JOHN

Cary, NC | 228.731.9972 | Demetria.john52@gmail.com | [LinkedIn](#)

Vision-driven change agent with career-long record of housing and community development leadership success

Accomplished and results-oriented housing and community development executive highly regarded for establishing partnerships and creating innovative solutions to complex issues. Dedicated leader within the public and private sector, with a proven history of building and motivating high-performing teams that surpass all expectations. Organized and possessing a keen eye for detail, with demonstrated ability to prioritize and manage multiple projects and programs simultaneously. Leverages strong communication skills to foster long-lasting relationships with colleagues and stakeholders alike.

SELECT CAREER HIGHLIGHTS

Community Development Department Creation

- Spearheaded the establishment of a new Community Development and Neighborhood Connections Department within the local government's organizational structure.
- Designed the operational framework and defined the roles for key programmatic functions, including Affordable Housing, Community Engagement, the Community Connections Center (3-1-1), and Neighborhood Improvement.

Public Housing Authority Reorganization

- Appointed President & CEO of a major metropolitan housing authority during a critical transition period.
- Led a comprehensive agency restructuring, initiated financial assessments, and implemented significant budget reductions.
- Developed a Five-Year Strategic Plan and cultivated strategic community partnerships, positioning the Housing Authority as a lead collaborator in tackling homelessness, infant mortality, hunger, and expanding homeownership.
- Addressed HUD audit findings by devising a repayment plan, including the sale of a market-rate property, generating \$10M in proceeds.
- Revamped the Compliance and Procurement Department, introducing new policies, job reorganization, and training.

County Homelessness Board Partnership

- Championed a partnership between the County's Homelessness Board and the Housing Authority.
- Collaborated with local homelessness and mental health organizations, Continuum of Care agencies, community stakeholders, and City, County, and State officials to establish the Homelessness Board as a nonprofit subsidiary of the Housing Authority.

Public Safety Department Establishment

- Established the Housing Authority's first-ever Public Safety Department and spearheaded the development of a comprehensive safety plan; this initiative included collaboration with City and County law enforcement, in-house and private security teams, resident safety liaisons, and the integration of technology—as a result, crime rates within the Housing Authority communities dropped by more than 50% in the first year, and resident morale significantly improved.

Affordable Housing Development

- Revitalized a struggling nonprofit affiliate of the Regional Housing Authority by leveraging \$40 million in reserves that were at risk of recapture.
- Launched a HUD Mixed Finance Program, securing over \$150 million in project funding and successfully closing four Mixed Finance deals using 4% Low-Income Housing Tax Credits (LIHTC) within 18 months.
- Headed a RAD conversion for new construction developments and secured over \$200 million in equity financing, CDBG, HOME, FEMA, and public and private grants.

Disaster Recovery Program

- Originated a disaster-funded monitoring division within New Orleans' \$411 million Disaster Recovery Program.
- Hosted staff and subrecipient training, established policies and procedures, and provided technical assistance to ensure effective implementation.

CORE COMPETENCIES

- | | | |
|---------------------------------|---------------------------------------|------------------------------------|
| • Master Planning & Development | • State & Federal Program Regulations | • Community Development Programs |
| • Team & Operations Leadership | • Affordable Housing Development | • Disaster Preparedness & Recovery |
| • New Market Tax Credits | • Organizational Restructure | • Program & Project Management |
| • Housing Policies | • Collaboration Skills | • Budget Administration |

PROFESSIONAL EXPERIENCE

TOWN OF APEX, APEX, NC, 2022 TO PRESENT

ASSISTANT TOWN MANAGER

- Accountable for the Community and Safety Portfolio, encompassing Public Safety (Police and Fire), Community Development & Neighborhood Connections, and Parks and Recreation and Cultural Resources.
- Manage operations of line departments, ascertaining seamless coordination of activities with other Town Departments.
- Supervise and assess the performance of department directors.
- Develop annual operating and capital budgets for the Town, monitoring and administering these funds as approved by the Town Council.
- Negotiate and draft developer and interlocal agreements for consideration and execution by the Town Manager and Town Council.
- Serve as the primary point of contact for Federal and State government agencies on behalf of the Town.
- Supervise easement and land acquisition, as well as the construction of Town projects.
- Assume respective duties in the absence of the Town Manager.

CITY OF KEY WEST, KEY WEST, FL, 2022

HOUSING & COMMUNITY DEVELOPMENT DIRECTOR (CONSULTANT)

- Assumed accountability for advancing the expansion and preservation of affordable and workforce housing.
- Fostered partnerships between the city and housing advocates and experts to address housing needs and formulate effective strategies.
- Headed city-led projects to ensure they were completed on schedule and within budget.
- Identified strategies and funding opportunities to promote the preservation of the existing affordable housing inventory.
- Acted as regulatory and legislative liaison on policy and legislative priorities concerning housing and community development.
- Collaborated directly with the City Manager across various departments as a liaison.

QUADEL TRAINING & CONSULTING, INDIANAPOLIS, IN, 2020 TO 2022

DIRECTOR

- Championed business development and working relationships with entities across the United States to offer technical assistance to public housing agencies, local governments, and nonprofits in the areas of public-private programs, organizational restructuring, and policy and procedure development and implementation.
- Served as interim senior executive for client agencies lacking leadership during the recruitment process, providing essential leadership to maintain stability while collaborating with external partners and local governments.
- Conducted organizational assessments and developed Standard Operating Procedures for various program functions.
- Directed the Master Planning of a 38-acre parcel for redevelopment into a mixed-income community featuring both residential and commercial spaces.

BGC ADVANTAGE, LLC, RUSTON, LA, 2020

VP OF DEVELOPMENT (SIX-MONTH CONTRACT)

- Supervised for the Development Division's daily operations across two offices in LA and MS, as well as the initial phase of the development function for BGC projects.
- Oversaw the project pipeline and developed new strategies to secure sites and achieve pipeline goals for the market.
- Partnered with the broader BGC team to establish project visions and ensure the implementation and execution of project details from the pre-development phase to project closing.
- Worked alongside the development team to create project visions and guarantee the implementation and execution of project details from the pre-development phase to lease-up.

LUCAS METROPOLITAN HOUSING AUTHORITY, TOLEDO, OH, 2015 TO 2020

PRESIDENT & CHIEF EXECUTIVE OFFICER, 2017 to 2020

- Delivered overall leadership and strategic direction to the Lucas Metropolitan Housing Authority and its employees to achieve the Authority's mission and affordable housing objectives.
- Conceived and implemented short-term and long-term strategic plans to enhance public housing in surrounding communities.
- Executed legislation and government directives pertinent to Authority policy; developed and recommended policy changes.

- Assigned management goals and objectives to key subordinate personnel, ensuring individual and organizational accountability for all subordinate units through regular progress reviews.
- Ascertained organizational requirements were effectively communicated throughout the Authority.
- Conducted regular meetings with division directors to review progress on major priorities; also, fostered an organizational environment where divisions collaborate and hold each other accountable, good performance is rewarded, poor performance is addressed promptly, selections and promotions are merit-based, information is shared, employees understand responsibilities, changes are accepted and implemented, and a service-oriented approach towards tenants is promoted.
- Drove budget planning and performance in designated program areas, directing budget planning and expenditures, resolving discrepancies, and monitoring expenditures to ensure alignment with planning requirements.

CHIEF OPERATIONS OFFICER, 2016 to 2017

- Administered daily operations of the Authority, ascertaining maintenance of high-quality housing and support services for residents.
- Oversaw the Asset Management, Housing Choice Voucher Programs, Real Estate Development and Modernization departments, and Resident Services.
- Facilitated the President and CEO with planning, assigning, and reviewing operations and functions related to the effective management of LMHA, including financial status; prepared recommendations on specific programs under the President and CEO's direction, as well as recommendations regarding personnel and routine and special projects.

DIRECTOR OF REAL ESTATE DEVELOPMENT & MODERNIZATION, 2015 to 2016

- Headed the management, design, construction, and redevelopment activities of a multi-million-dollar modernization program, including the RAD conversion of a multi-phased project.
- Led the implementation and execution of the Authority's Real Estate Development Strategic Plan.
- Managed the operation and administration of the agency's portfolio of real estate development projects.
- Oversaw the Housing Choice Voucher Program's Asset Management and Resident Services Programs.

R3SM, INC., HATTIESBURG, MS, 2014 TO 2015**CONSULTING EXECUTIVE DIRECTOR**

- Drove daily operations of a long-term disaster recovery agency, which included leadership for organizational restructuring and strategic planning processes.
- Managed annual fundraising campaign efforts.
- Identified, prepared, and submitted grant proposals to various state, federal, and private entities.
- Organized stakeholder and partnership meetings while identifying new collaboration opportunities.

SOUTH MISSISSIPPI HOUSING & DEVELOPMENT CORP-MS REGIONAL HOUSING AUTHORITY No. VIII. GULFPORT, MS, 2011 TO 2014**PRESIDENT AND CEO**

- Spearheaded daily operations for the development of affordable housing and mixed-income projects across the 14-county southern region.
- Oversaw the master planning and development of over \$150 million in projects, with four successfully closing within one year, either under construction or completed.
- Developed and implemented innovative business transformation processes to improve the agency's performance in affordable housing and community development.
- Supervised the Housing Choice Voucher Program, managing 5,000 vouchers during a year-long transition.
- United effectively with local governments, stakeholders, and residents to ascertain effective communication and partnerships at local, state, and federal levels.

HAGERTY CONSULTING, INC., WASHINGTON, DC, 2009 TO 2010**CONSULTING DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT CONSULTANT**

- Recruited to develop and implement strategies aimed at building a successful housing and community development practice following a natural disaster by identifying and pursuing relevant local, state, and federal opportunities.
- Provided consulting and administrative services to public sector clients, focusing on Financial Management and Analysis, Grant and Loan Management, Policy Analysis, Contract Review, Program and Project Management, and Strategic and Performance Management services.
- Assisted a local government client in establishing a new disaster recovery monitoring division by creating policies and procedures, providing training and technical assistance to new and existing staff, and guiding subrecipients on HUD-related programs (CDBG, HOME, Uniform Relocation, Section 202, etc.).

- Monitored project performance to ensure timely and successful completion, offering recommendations for adjustments when necessary to achieve project goals.

SOUTH MS HOUSING & DEVELOPMENT CORPORATION, GULFPORT, MS, 2009 TO 2011

VICE PRESIDENT OF AFFORDABLE HOUSING DEVELOPMENT

- Directed the daily operations of the development department and its staff.
- Formed a strategic planning team to establish the organization's mission, goals, and objectives.
- Identified funding opportunities and developed proposals for federal, state, and private sources, including Low Income Housing Tax Credits, HOME, New Market Tax Credits, Rural Development, and HUD Section 202.
- Developed policies and procedures to identify affordable housing development opportunities using Katrina Supplemental Community Development Block Grants (KDBG) for the redevelopment of public and affordable housing destroyed by Hurricane Katrina.
- Created affordable housing plans in partnership with public and private sector groups, utilizing mixed finance strategies and housing choice vouchers.
- Hosted meetings with city and county officials and held public hearings related to affordable housing and community development initiatives.
- Selected development sites, oversaw land acquisition, structured financing for proposed developments, and served as liaison and contract officer throughout the predevelopment and construction phases.

LOCAL INITIATIVE SUPPORT CORPORATION, GULF REGION, WASHINGTON, DC HEADQUARTERS, 2007 TO 2008

CONSULTANT (SENIOR PROGRAM OFFICER)

- Functioned as a liaison to local housing authorities and nonprofits in the region as a native of the Mississippi Gulf Coast.
- Offered Provided technical assistance and training to housing authorities and nonprofit organizations across Mississippi and Louisiana, helping them build capacity in the aftermath of Hurricane Katrina.
- Structured project financing for community development activities utilizing Housing Tax Credits, New Market Tax Credits, and other funding sources.
- Assisted negotiations for the establishment of a new modular housing plant in southern Mississippi, funded by New Market Tax Credits, following Hurricane Katrina.
- Conducted workshops throughout Mississippi on programs offered by Local Initiative Support Corporation and collaborated with staff and communication consultants to promote strategic alliances across the Gulf Coast Region.

HOUSING AUTHORITY OF CITY OF BAY ST. LOUIS, BAY ST. LOUIS, MS, 2004 TO 2007

EXECUTIVE DIRECTOR

- Managed all aspects of the housing authority's operations, property management, administration, and capital fund program for 101 units.
- Increased Real Estate Assessment Center (REAC) scores by 50% and successfully completed Independent Public Accountant (IPA) audits and preparations.
- Initiated effective communication with city officials, stakeholders, commissioners, lenders, and nonprofit groups to implement the redevelopment of affordable housing after Hurricane Katrina.
- Led the formation of a community development corporation—the housing authority's nonprofit arm—collaborating with local, state, and national organizations to rebuild affordable housing using Low-Income Housing Tax Credits, HOME funds, Replacement Housing Factor Funds, Housing Choice Vouchers, and CDBG funds.
- Facilitated the merger of the Bay St. Louis and Waveland Housing Authorities post-Hurricane Katrina and implemented the county's first Voucher Program after the hurricane, distributing 300 vouchers.
- Originated a large-scale relocation effort through the disaster recovery plan to relocate residents.
- Appointed to the Housing Committee under the Governor's Commission on Recovery and Renewal for Hancock County and led efforts to create a Housing Resource Center—a one-stop location for individuals affected by Hurricane Katrina—providing affordable housing resources, construction support, expedited permitting, and community design resources.

BOWLING & CRUMBLY, INC. (CONSULTING FIRM), OCEAN SPRINGS, MS, 2000 TO 2005

VICE PRESIDENT AND SENIOR PLANNER

- Fulfilled executive function at planning and grant administration firm, offering consulting services to cities and towns across Mississippi since 1999.
- Prepared proposals and funding applications for small cities and towns, administering programs such as HOME, CDBG, ESG, Section 108, Economic Development projects, and other public and privately funded housing and community development initiatives.

- Delivered planning services, including grant administration, program and labor standards compliance, budgeting, comprehensive and strategic planning, demographic analysis, public relations, environmental assessments, housing studies, fair housing compliance, and zoning ordinance regulation.
- Engaged in daily interaction with local elected officials and community members, influencing public decision-making and acting as a liaison during public hearings, board meetings, and neighborhood gatherings.
- Recognized for successfully completing 15+ HOME/CDBG projects.

SOUTHERN MS PLANNING & DEVELOPMENT, GULFPORT, MS, 2001 TO 2002

ASSISTANT PLANNER (INTERNSHIP)

- Provided planning assistance to cities and towns in South Mississippi while completing Community and Regional Planning courses.
- Facilitated preparation of federal state and local grant applications, planning documents and proposals through CDBG, Economic Development Administration (EDA) and Rural Development.

NEEL-SCHAFER, INC., HATTIESBURG, MS, 1998 TO 2000

PLANNING TECHNICIAN

- Supported the administration of federally and state-funded HOME and Community Development Block Grant (CDBG) programs by conducting in-depth analytical research, preparing environmental reviews, and completing housing, traffic, and comprehensive studies.
- Prepared grant applications and provided financial management and oversight for various grant programs, ensuring compliance and efficient program execution.
- Reviewed and monitored contractual agreements with sub-grantees, analyzed invoices and labor records, and processed payment requests to the State through the Integrated Disbursement and Information System (IDIS).
- Liaised between elected officials and community groups, providing daily support throughout project lifecycles, from application preparation to closeout.

EDUCATION AND CREDENTIALS

EXECUTIVE EDUCATION

John F. Kennedy School of Government, Harvard University, Cambridge, MA

GRADUATE STUDIES – ECONOMIC DEVELOPMENT

University of Southern Mississippi, Hattiesburg, MS

BACHELOR OF SCIENCE IN COMMUNITY AND REGIONAL PLANNING

University of Southern Mississippi, Hattiesburg, MS

CERTIFICATIONS

- Housing Development Finance Professional – National Development Council
- The New South Economic Development Certification
- Community Development Block Grant Certification
- Certified Public Housing Manager

AWARDS AND HONORS

- Special Districts Midwest 2019 Technology Innovation Award (Leadership Category)
- Affordable Housing Awards: The Preserve at Fairground Village (Elderly); The Preserve at Fairground Village (Workforce Housing); Azalea Gardens (Elderly and Disabled); McIntosh Family Homes (Elderly)
- Glamour Magazine's 2014 Top 50 Women of the Year

PROFESSIONAL AFFILIATIONS

- *Wake County Fire Commission Board Member*
- *North Carolina City Managers Association*

-
- *International City Managers Association*
 - *Renaissance Community Loan Fund Board Member*

REFERENCES

References Available Upon Request

Profile

Which Boards would you like to apply for?

Housing Authority: Submitted

Please select your first Board preference: *

☒ Housing Authority

Please select your second Board preference: *

☒ WakeMed Hospital Board of Directors

Please select your third Board preference: *

☒ Jury Commission

Please select your fourth Board preference: *

☒ Library Commission

Please select your fifth Board preference: *

☒ Raleigh-Durham Airport Authority

Please select your sixth Board preference: *

☒ Wake Technical Community College Board of Trustees

Colton

First Name

Mathews

Last Name

Middle
Initial

5708 Dutch Creek Dr

Street Address

Suite or Apt

Raleigh

City

NC

State

27606

Postal Code

What district do you live in?

None Selected

Mobile: (919) 695-2671

Primary Phone

Business: (919) 327-9077

Alternate Phone

colton.t.mathews@gmail.com

Email Address

State Employees Credit
Union

Employer

AEVP - Lending Retail
Delivery

Job Title

If you live in an Extraterritorial Jurisdiction Area, select Yes:

☐ Yes ☒ No

In order to assure countywide representation, please indicate your place of residence:

☒ Unincorporated Wake County

Interests & Experiences

Why are you interested in serving on a Board or Commission?

I am interested in serving on a Board or Commission because I want to give back to the community that has been my family's home for the past 15 years. As a resident of Wake County and a parent with a child in the school system, I am deeply invested in ensuring our community continues to thrive as a great place to live, work, and raise a family. Professionally, I oversee lending retail delivery for State Employees' Credit Union, where I have gained valuable experience in leadership, financial stewardship, and problem-solving. I would like to use these skills, along with my personal commitment to community well-being, to contribute meaningfully to Wake County's future and help ensure all residents have the opportunity to flourish.

Work Experience

State Employees Credit Union in various roles since 2010 leading real estate and consumer lending operations.

Volunteer Experience

Wake County Schools since 2011 March of Dimes since 2013 Habitat for Humanity Fairview Baptist Church since 2018

Education

MBA, Campbell University BA, University of North Carolina at Chapel Hill

Comments

[MathewsResume.pdf](#)

Upload a Resume

If you have another document you would like to attach to your application, you may upload it below:

Please upload a file

Demographics

Date of Birth

Gender *

☒ Male

Ethnicity *

☒ Caucasian

Other

How did you become aware of Wake County volunteer opportunities?

☒ County Website

If you selected "Other" above, how?

Please upload a file

ETHICS GUIDELINES FOR COUNTY ADVISORY BOARDS AND COMMISSIONS

By submitting this electronic application, if appointed, I pledge by my signature below that I have read and will comply with the ethics guidelines for advisory boards and commissions as adopted by the Wake County Board of Commissioners, found [here](#).

Colton Mathews

colton.mathews@ncsecu.org

919-327-9077

EDUCATION

Campbell University, Buies Creek, NC
Masters of Business Administration

University of North Carolina, Chapel Hill, NC
Bachelor of Arts in Political Science

JOB EXPERIENCE

State Employees' Credit Union, Raleigh, NC July 2024 -Present
Loan Administration
Associate EVP, Lending Retail Delivery

- Responsible for the oversight, development, and retail delivery for all real estate lending products across all branch, telephone, and online channels.
- Oversee member experience and engagement for all real estate lending interactions
- Establish goals and continuously review quality, efficiency, and compliance with performance and regulatory standards

State Employees' Credit Union, Raleigh, NC February 2022 – July 2024
Lending Contact Center
Senior Vice President

- Supervise and manage a specialized Contact Center with a staff of over 175 dedicated to real estate and consumer loan production/origination and servicing of existing credit union loan relationships via online channels during regular and extended business hours
- Oversee member experience and engagement for all internet lending interactions

State Employees' Credit Union, Durham, NC June 2017- February 2022
Durham – Lowe's Grove Branch
Vice President / City Officer

- Supervise and manage branch mortgage lending, delinquency, and loss mitigation operations
- Address member concerns by creative problem-solving
- Coach, train, and motivate staff of 25+ employees to exceed member and organizational expectations

State Employees' Credit Union, Raleigh, NC September 2010-June 2017
Raleigh – Six Forks Rd Branch
Senior Financial Services Officer II

- Process and evaluate mortgage and personal loan applications
- Ensure risk management through the appropriate monitoring of miscellaneous delinquency and collateral reports
- Serve as a branch investment, trust, and insurance representative.

CERTIFICATIONS

Certified Financial Planner (CFP), Accredited Mortgage Professional (AMP), Certified Residential Underwriter (CRU), Residential Certified Mortgage Servicer (RCMS), Certified Mortgage Compliance Professional (CMCP), Accredited Financial Counselor (AFC)

Profile

Which Boards would you like to apply for?

Housing Authority: Submitted

Please select your first Board preference: *

☒ Housing Authority

Please select your second Board preference: *

☒ City of Raleigh Housing Appeals Board

Please select your third Board preference: *

☒ Economic Development Commission

Please select your fourth Board preference: *

☒ Wake County Steering Committee on Affordable Housing

Please select your fifth Board preference: *

☒ Historic Preservation Commission

Please select your sixth Board preference: *

☒ Planning Board

Chalisa

First Name

Williams

Last Name

Middle
Initial

451 South Bloodworth Street

Street Address

112

Suite or Apt

Raleigh

City

NC

State

27601

Postal Code

What district do you live in?

None Selected

Home: (919) 579-4711

Primary Phone

Home: (919) 579-4711

Alternate Phone

chalisawilliams@aol.com

Email Address

Enterprise Community
Partners : Enterprise
community Loan Fund

Employer

Asset Manager

Job Title

If you live in an Extraterritorial Jurisdiction Area, select Yes:

☒ Yes ☐ No

In order to assure countywide representation, please indicate your place of residence:

☒ Raleigh

Interests & Experiences

Why are you interested in serving on a Board or Commission?

I've served a board in the past for three two year terms. Not only is housing is my passion but I believe that true world changing leadership begins with service.

Work Experience

Asset Manager- Enterprise Community Loan Fund Asset Manager- CAHEC Property Manager- Winn Companies Assistant Property Manager - Winn Companies

Volunteer Experience

Central CAC, Raleigh Fair Housing hearing board, YMCA, Rotary international.

Education

BS in Real Estate Management and Development

Comments

[Chalisa_2025.docx](#)

Upload a Resume

If you have another document you would like to attach to your application, you may upload it below:

Please upload a file

Demographics

Date of Birth

Gender *

☒ Female

Chalisa Williams

Ethnicity *

- ☒ African American
- ☒ Other

Other

How did you become aware of Wake County volunteer opportunities?

- ☒ County Website

If you selected "Other" above, how?

Please upload a file

ETHICS GUIDELINES FOR COUNTY ADVISORY BOARDS AND COMMISSIONS

By submitting this electronic application, if appointed, I pledge by my signature below that I have read and will comply with the ethics guidelines for advisory boards and commissions as adopted by the Wake County Board of Commissioners, found [here](#).

Chalisa S. Williams

Asset Manager; Housing Advocate

451 S Bloodworth St.

Raleigh, NC 27601

(919) 579-4711

chwilliams.12@gmail.com

Personal Profile

Hard working organized individual who enjoys improving the life of others. Chalisa Williams, a result oriented professional with over 10 years of LIHTC management experience. Has exceptional performance in managing distressed assets, rehab/renovation project management and conducting desk or compliance auditing. With a high passion for fairness, customer service and integrity, Chalisa builds rapport with transparency and humility. A humanitarian abreast of policies that affect housing, education, transportation and more. Participating in community engagement and serving in leadership positions promotes the importance of volunteerism but at a deeper level, her focus is more on customer service than sales target. Building meaningful relationships to impact change, a true professional bold enough to speak up, ask tough questions and confront problems head on. A woman of high standard, integrity and empowerment, she prides herself in style and grace..

EXPERIENCE

Enterprise Community Partners:

Enterprise Community Loan Fund

September 2022-present

- Manage a portfolio of loans within a dedicated fund, including responsibilities of analyzing loan performance, mitigating risk, optimizing returns, and ensuring compliance with relevant regulations.
- Oversee the management of a loan portfolio to maximize returns while minimizing risk by actively monitoring loan performance, identifying potential issues, and implementing appropriate corrective actions.
- Regularly review loan performance metrics including delinquency rates, interest payments, and credit quality. Analyze borrowers' financial health and identify potential credit risks.
- Conduct site visits and due diligence checks on borrowers as needed.
- Implement strategies to mitigate credit risk, including loan restructuring options and collection efforts.
- Monitor market trends and economic indicators to assess potential impacts on the loan portfolio.
- Develop and maintain credit risk models to evaluate loan quality.
- Evaluate new loan opportunities against investment criteria and guidelines.
- Conduct due diligence on potential borrowers, including financial analysis and legal review.
- Structure loan terms and conditions to optimize returns while managing risk.
- Ensure adherence to all relevant loan fund regulations and compliance standards.
- Maintain accurate loan documentation and reporting.
- Collaborate with legal counsel on complex loan issues.
- Prepare regular performance reports for investors and senior management, highlighting key portfolio metrics and trends.
- Communicate effectively with borrowers, lenders, and other stakeholders.

CAHEC-

March/June 2020 to September 2022

- Identify operational or regulatory issues and work to resolve them in order to maximize return on investments, prevent losses, and promote positive relations with investors, owners, and managing associates.
- Ensure the safeguard of the assets through loan covenant compliance, coordination of loss prevention/ insurance programs, long range financial planning, and evaluation of the impact of changes in affordable housing programs and regulations affecting the portfolio.
- Evaluate property financial and leasing reports, maintain accurate and timely data, prepare and interpret historical trends, perform site inspections, and maintain frequent verbal and written communication with all stakeholders.
- Participate in investment review meetings and provide technical assistance and support to the Acquisitions, Fund Management, and other departments.
- Responsible for external relationships on behalf of the organization and represents the owner/ managing member in communications regarding the management or operation of the properties.
- Establish cost control measures to maximize operating efficiency and recommend value-add opportunities to enhance property financial and physical conditions.
- Maintain asset

Education:

Saint Augustine University

Class of 2013

Bachelor of Arts in Business

Administration & Real Estate

Management & Development

Concentration: Right of Way.

Skills

- Problem solving
- Project management
- Interpersonal communication skills
- Computer literacy
- Adaptability
- Time management
- Policy development
- Proficiency in Microsoft office;
- Yardi
- Smartsheet
- Onesite
- Applying cognitive strategies

management watch lists and present findings to the management team on a quarterly basis.

WinnCompanies, 1611 Royal Foxhound Lane, Raleigh NC, 27601 — *Property Manager II - Section 8, Tax Credit*

April 2017 – March 2020

Direct all aspects of property management for 180- apartment buildings catering to high end affordable housing and LIHTC tenants. • Formulate and manage annual expense budget of over \$1 million • Perform monthly forecasting, reclass, AR reports, budget comparison reports and post over \$150,00.00 in HAP. • Maintain 97% occupancy rate, while increasing unit rents to max tax credits up 44%. • Conduct monthly staff meetings to promote safety and honest work practices. • Prepare monthly financial reports, oversee all expense and cost tracking, accounts payable and receivable and purchasing functions. Manage and resolve all delinquency issues. • Negotiate with contractors and sub-contractors for various maintenance and renovations projects, supervise projects to ensure adherence with all project, safety and compliance requirements. • Supervise team of administrative and maintenance professionals. Recruit, hire and train personnel. • Monitor all aspects of the property operation to ensure highest levels of customer service at all times. Communicate with tenants, investigate and resolve issues without bias. • Oversees maintenance policies, plans, and procedures, including work order systems, purchase order systems, bidding requirements, preventive maintenance, inventory control, and turnover procedures.

WinnCompanies, 1611 Royal Foxhound Lane, Raleigh NC, 27601 — *Assistant Property Manager - Section 8, Tax Credit*

June 2015 – April 2017

• Section 8, Tax Credit • Monitored collections, post rent payments, enforce the collection policy and initiate legal action as required. • Reduced delinquencies from \$250,000.00 to \$42,000.00 within an 18-month period. • Facilitate all aspects of apartment leasing: touring with prospective residents, processing applications, re-certifications and negotiating lease renewals. • Serve as liaison to residents. • Responsible for rent collection of delinquent accounts, recoup current resident damage, daily bank deposit and other financial responsibilities. • Enforces resident guide and community standards by quarterly inspecting apartments and common areas of community. • Maintains a fundamental working knowledge of all lease documentation and resident guide policies and procedures. • Provide exceptional customer service, respond timely to resident issues and complaints, and promote positive resident relations. • Assist in all facets of physical and financial Management as needed and assigned.

WinnCompanies, 1611 Royal Foxhound Lane, Raleigh NC, 27601 — *Leasing Manager- Section 8, Tax Credit*

July 2013 – June 15

Managed and directed the daily activities of the leasing operations in accordance with organization policies and standards • Responsible for all leasing functions, which may include reviewing and negotiating lease transactions and agreements • Performed miscellaneous job-related duties as assigned • Facilitated all aspects of the apartment leasing process, including administrative duties, rents and fees, maintenance of the waitlist, qualifying prospective tenants, etc. • Developed and implemented policies and procedures to improve efficiency and profitability of the department • Facilitated marketing and advertising of the community and available units • Promoted positive resident relations and respond to resident issues and complaints • Ensured that project/department milestones/goals are met and adhering to approved budget

City of Newport News, 6060 Jefferson Ave. Newport News, VA — *Foster Care Liason*

June 2010 - August 2012

Acted as a liaison between city officials and foster children in Newport News, VA. • Advised a group of judges, lawyers and guardian ad litem on ways to improve the foster care systems in the city. • Visited group homes to evaluate current living conditions • provided foster children with ideas on how they can overcome obstacles and maneuver the system. • Encouraged children within the system to believe in their own ability, using personal experiences as teaching mechanisms. • Met with teen mothers within the system. Providing them with resources and tools on how to be self-sufficient. Using personal experiences with

encouragement on how to raise confident, educated and children without generational hurts.