

Information on Creative Development Strategy Presenters

Emily S. Jacobs

Senior Vice President, Housing Finance and Portfolio Management, SDHC

With more than 20 years of experience in the affordable housing industry, Emily Jacobs oversees a diverse property portfolio, multifamily and single-family lending and land use programs for the San Diego Housing Commission (SDHC).

Her experience includes real estate development, asset management, property management, and resident services. Ms. Jacobs has a strong background in the development and oversight of tax-credit and bond-financed developments. Prior to her current role, she served as the Vice President of SDHC's nonprofit affiliate and development arm, Housing Development Partners.

Prior to joining SDHC, Ms. Jacobs worked for nearly seven years for Wakeland Housing and Development Corporation, a San Diego nonprofit developer, overseeing company and portfolio operations. She also worked for several years as a real estate development coordinator for a national nonprofit developer in Central California.

Ms. Jacobs holds a bachelor's degree in Social Science from Humboldt State University and a National Tax Credit Compliance designation.

Michael Pavco

Senior Vice President, Real Estate Division, SDHC

As Senior Vice President of the San Diego Housing Commission's (SDHC) Real Estate Division, Michael Pavco leads a team of professionals in Acquisitions, Development, Loans and Grant Programs, Rehabilitation, Portfolio Management, Property Management and Real Estate Budget and Finance.

Mr. Pavco also serves as the Senior Vice President of SDHC's nonprofit affiliate, Housing Development Partners.

He has more than 15 years of experience in the affordable housing industry, working primarily on residential, mixed-use urban, and redevelopment projects.

Prior to joining SDHC, Mr. Pavco served as the Development Director for the National Affordable Housing Trust, a nonprofit that specializes in providing tax credit equity of affordable housing developments throughout the U.S. In this role, he was responsible for identifying and underwriting developments, securing competitive funding awards and managing properties throughout the development process.

He began his career as a Real Estate Accountant for Volunteers of America, one of the largest nonprofit owners of affordable housing in the country.

Mr. Pavco holds a master's degree in Business Administration from James Madison University.

David Kiddoo is currently serving as the Senior Director of Real Estate Development for the Oakland Housing Authority, overseeing all real estate development and LIHTC asset

In 2014 Dr. DuBois-Walton was named one of The Network Journal's "25 Most Influential Black Women in Business". In 2011, 2013 and 2018 she was named one of the "100 Most Influential Blacks in Connecticut" by the CT State Conference of the NAACP. In 2015 she was awarded the Greater New Haven NAACP's Community Service Award.



SHENAE DRAUGHN BIOGRAPHY

Shenae Draughn is Senior Vice President of The Glendower Group, an instrumentality of the Housing Authority of the City of New Haven. She joined the Housing Authority as Executive Project Manager of Special Projects in 2009. Ms. Draughn was promoted to Director and in 2013, she was promoted to her current position.

As the Senior Vice President of the Glendower Group Inc., Ms. Draughn is responsible for developing and executing long-term strategic plans for her company. In her capacity as Senior Vice President, she plays an instrumental role in determining the feasibility of specific projects, while also helping to coordinate citywide development plans. Additionally, Ms. Draughn is responsible for ensuring compliance with investors and program requirements, including CHFA, HUD, State Department of Housing, and various other government agencies.

Ms. Draughn has over fifteen years of experience in the real estate development industry with an expertise in affordable housing, managing complex projects utilizing tax credits, private debt, FHA lending, State grants, and HUD- mixed finance and RAD. Ms. Draughn's background and experience has helped provide for over \$800 million dollars of real estate development in the Greater New Haven area.

Prior to working for the Glendower Group Inc., Ms. Draughn served as the Deputy Executive Director for Mutual Housing Association of South Central Connecticut, Inc. Ms. Draughn holds a Bachelor's degree in Law and Real Estate Studies from Temple University in Philadelphia, PA and holds a Master of Science in Management from Albertus Magnus in New Haven, CT.