

Topic: Affordable Housing and Neighborhood Preservation

Patricia Belden, Manager of Development, POAH

Ms. Belden, the Manager of Development, has been a part of the POAH organization since its founding in 2001, and is a highly regarded member of its senior leadership team. She has directed the company's renovation of more than 3750 affordable homes, transactions with a total development cost in excess of \$100 million. Her responsibilities include property condition assessments, financial modeling, budget planning and permitting.

For each property POAH acquires, she also develops capital improvement programs, supervises the hiring of architects, engineers and contractors, and oversees the renovation, which recently has been expanded to include a specific focus on energy savings and renewable resources. Ms. Belden possesses a broad knowledge of complex deal structuring and layered finance, and has employed most of the available federal, state, local, private and tax credit equity resources and programs which are available to underwrite affordable multi-family housing preservation.

Prior to joining POAH, Ms. Belden performed workout and sale negotiations on syndicated housing properties at Boston Financial Group. She previously was responsible, at MassHousing, the state housing finance agency, for a portfolio of 15 agency-financed subsidized properties. Ms. Belden received her Bachelor's degree from Cornell University and a Master's degree in Public Policy from Harvard University. She serves on the board of SquashBusters, a unique youth enrichment program which combines squash training with academic support and community service, and is the immediate past president of the Riverside Boat Club.