

EXECUTIVE PROFILE

Building a sense of community has been a clear mission since the beginning of my career. I have been a strong advocate for increased focus on human capital. It is my position if human capital is the focus of any organization, the organization will thrive because the human capital is what moves any successful organization. I am a seasoned, dedicated and innovative professional with over 17 years of exceptional leadership experience. I am a strong decision maker able to engage in resolving complex problems with the utmost integrity, professionalism and sound judgment.

CORE COMPETENCIES

Financial Management	Strategic Planning
Program Development and Implementation	Compliance (Federal, State and Local)
Housing Management Services Operations	Data Analysis
Community Relations	Change Management

EDUCATION AND CERTIFICATIONS

Six Sigma Green Belt Certificate Villanova University (2010)
Wharton School Leading Change (2010)
Harvard Kennedy School Executive Leadership Program (2009)
Executive Director Education Program Rutgers The State University of New Jersey (2006)
Certified Tax Credit Manager (2002)
Completion of Public Investment Management (2001)
Bachelor of Arts in Business Administration (Finance), Tiffin University (1993)
Master of Science (Organizational Leadership) Quinnipiac University (2013)

EMPLOYMENT

Cincinnati Metropolitan Housing Authority

Chief Executive Officer

July 2012 – Present

- Develop organizational policy to ensure organizational goals are accomplished effectively and efficiently.
- Responsible for the oversight of a 200 million dollar budget.
- Responsible for building positive relationships with community stakeholders, and HUD.
- Responsible for negotiating with multiple unions
- Responsible for creating a union friendly environment
- Responsible development of strategic planning
- Current instituting change management model "SCENE"
- Responsible for the development and implementation of agency safety plans, ensure compliance with OSHA.
- Implementing 5,000 unit RAD conversion

Gregory D. Johnson

- Develop and implement accountability system
- Responsible all hiring, and administering discipline
- Responsible for providing leadership
- Implementation of the Six-Sigma system
- Implemented over 200 million in new construction development
- Increase diversity through section 3, MBE, WBE contracting programs

Greater Dayton Premier Management

Chief Executive Officer

September 2004 to May 2012

- Under the direction of a seven-member Board of Commissioners, develop policy and directs the general activities of all agency operations to maintain a 98% occupancy rate.
- Responsible for oversight of a \$75 million dollar budget.
- Implement short and long-term strategic initiatives to expand the agency's market share of affordable housing.
- Ensure the agency maintains proper records according to HUD requirements.
- Nurture positive relationships with members of the community and agency stakeholders.
- Manage a 50 million dollar Hope IV project. (City of Dayton, Montgomery County, several other municipalities).
- Manage multiple tax credit development projects (Germantown, Ohio, City of Dayton).
- High performer status in PHAS
- High Performer Status in SEMAP

Director of Administration

October, 2003 – September, 2004

- Led various operational departments including Human Resources, Planning and Development, Financial Management, Homeownership, MIS and Legal.
- Responsible for negotiations with the union.
- Oversight of a \$50 million dollar Hope IV Project budget.
- Oversight of a \$16 million dollar operating budget.
- Oversight of a \$25 million dollar Section 8 Program budget.
- Oversight of a \$10 million dollar Capital Fund budget.

Gregory D. Johnson

Economic Development Director

2003 - 2004

- Directed department activities and monitored departmental operating budgets.
- Maintained existing homeownership programs and designed new programs for low to moderate-income families.
- Developed partnerships with local government agencies to create additional housing opportunities for low to moderate-income families.
- Designed non-traditional revenue streams that aligned with the agency's five-year plan.
- Presented feasible economic development opportunities to the Executive Director and Board of Commissioners.
- Generated 100 construction jobs

Budget Manager

1999 – 2002

- Responsible for all fiscal planning and budgeting of the Authority.
- Supervised, coached and evaluated the performance of accounts payable staff.
- Compiled statistical studies of past and current year program requirements and maintained historical data files on these studies.
- Conducted periodic reviews of Authority budgets to analyze trends affecting budgeting needs and made recommendations to Senior Leadership and the Executive Director.
- Presented proposed budgets to the Executive Director, Board of Commissioners and Senior Leadership.
- Prepared budget revisions for all areas of the Authority which included Section 8, Operating, Capital Fund and Drug Elimination.
- Served as Authority liaison with surrounding community development programs in Montgomery County.
- Completed Authority PFS form in order to maximize subsidy.

Site Manager

1997 – 1998

- Developed and implemented administrative plans for housing portfolio.
- Developed, monitored and managed an annual budget of expenses and revenue.
- Monitored occupancy reports to ensure that application selection of tenants and assignment of dwelling units complied with HUD regulations and Authority rules and policies.
- Resolved complaints from residents, bargaining employees and general public regarding conditions at assigned housing portfolios.
- Routinely analyzed management and maintenance costs to identify potential areas of cost efficiency and reduction.
- Conducted regular inspections of units to ensure safe and quality living conditions for residents.
- Ensured assigned site maintained high occupancy rates of at least 97% by meeting or exceeding leasing targets each month.

Assistant Site Manager

1996 – 1997

- Supported the Site Manager in all aspects of the day-to-day operations of the housing portfolio.
- Developed and enforced all leasing agreements with residents, including follow-up on late rental payments and other violations with timely referral to DMHA legal department.
- Followed up on work orders and resident complaints.

Crown Personnel Services

Operations Manager

1995 – 1996

- Responsible for overall operations to maintain progressively increasing sales performance by 2 to 5% on a monthly basis and overall annual increases of 7 to 10%.
- Other responsibilities included hiring and training of employees; planning, assigning and directing work; appraising performance, rewarding and disciplining employees; and addressing complaints and resolving problems.

COMMUNITY INVOLVEMENT

SWOB – Board Member

Jobs – Board Member (City of Cincinnati)

CFFP – Board Member

JFS – Advisory Board Member

Graduate of Leadership Cincinnati Class 37 (2014)

Cincinnati Child Poverty Board Member

Economic Inclusion Board Member

Springdale Zoning Appeals Council

Springdale Tax Appeals Board

Chair of Preservation – community housing strategy plan