



Staff Profiles

Jonathan (Jon) Toppen **PRESIDENT**

Jon has been in the affordable housing development field since 2002 and has been involved in the development or preservation of over 2,000 units of affordable rental housing. In his current position at Tapestry Development Group, he administers its corporate affairs and works with the staff and Board of Directors to implement the goals of the organization. Jon's responsibilities include the oversight and management of development projects, with specialties in permanent supportive housing and Low Income Housing Tax Credits. His current and past experience with project development also includes historic preservation, affordable housing preservation, and green building design. Jon is a certified C.P.A. in Virginia and held a variety of accounting positions prior to entering the affordable housing field. Prior to co-founding Tapestry, he has served as a Project Manager and controller for other affordable housing development organizations. He has a B.S. degree in Accounting from the University of Richmond, Virginia, and a Masters of City Planning from the University of North Carolina at Chapel Hill. He is Co-Chair of the Georgia Supportive Housing Association and an Advisory Board Member for the Supportive Housing Alliance for Georgia. He has served on the Board of Directors for Historic District Development Corporation. Jon is a 2013 graduate of the Urban Land Institute-Atlanta's Center for Leadership. He is an officer at North Avenue Presbyterian Church in Atlanta.

Britni Grimes **REGIONAL DEVELOPMENT DIRECTOR**

Britni has over 20 years of real estate experience and has been in the affordable housing industry since 2007. During this time, she has worked for an affordable housing developer, state and local government, and a tax credit syndicator. She has been involved in the development or preservation of over 3,800 units of affordable rental housing and over 400 units of affordable single-family homeownership homes. In her current role, Britni manages development projects, primarily funded by Low Income Housing Tax Credits. She oversees the development process from site selection to deal structuring to construction/development through lease-up. She has a B.S. of Business Administration from the University of North Carolina at Chapel Hill and a Masters of Architecture (Construction Management Option) from Virginia Polytechnic University and State Institute (Virginia Tech). Britni is based in Raleigh, North Carolina.

Judy Van Dyke **DIRECTOR OF BUSINESS DEVELOPMENT**

Judy is an attorney who has specialized in affordable housing, community development and related issues for over 20 years. She has represented both for-profit and non-profit developers of affordable housing. In her current position, she helps maintain and enhance existing business relationships for Tapestry and seeks additional development opportunities. In 2013, Judy formed Bennett Group Consulting, LLC (BGC) and has focused on affordable housing development and property manage

asset since that time. In 2018, BGC rebranded to Vizion Driven Communities, LLC (VDC). As the leader of VDC, her duties included all real estate matters; construction and permanent loan closings; organizational, operating and partnership agreements; applying for and using Low-Income Housing Tax Credits, HOME funds, credit enhanced bonds, CDBG Funds and FHLB AHP Grants. In this capacity she oversees site selection, development budgets, community relations, deal structuring and asset management. In addition to her duties with VDC, Judy is the sole member of Van Dyke & Company, LLC which has served as developer and/or consultant in fifteen affordable housing developments in the past 8 years. She serves as the co-general partner in all those developments providing over 1,000 units of affordable housing in the Southeastern United States. In 2013, Judy immediately recognized the benefit that HUD's RAD initiative would have for public housing authorities and has become VDC's in-house expert on HUD's Asset Management Programs, including RAD, Section 8, and Section 22. She brings her experience in the Public Housing arena together with her development and deal structuring expertise to help PHAs model and develop strategic plans to utilize this redevelopment tool.

Cynthia (Cindy) Prater, HCCP
DIRECTOR OF DUE DILIGENCE

With over 20 years of affordable housing experience, Cindy is passionate about providing low-income families with quality housing options. Utilizing her knowledge of the Low-Income Housing Tax Credit, HOME, and other funding programs, she has worked on affordable housing developments throughout the Southeast United States. Coordinating all aspects of the funding/development process has also allowed her to develop successful long-term relationships with a multitude of affordable housing professionals including, but not limited to, conventional financing institutions, syndicators, attorneys, accountants, and non-profit organizations. In her role with Tapestry Development Group, Cindy is responsible for all due diligence aspects of the development process, from project concept through stabilized operations, for the company's affordable housing portfolio. In this role she oversees the preparation and submission of all affordable housing funding applications; maintaining and building on relationships with state housing finance staff, development partners, and third party vendors; coordinating all closing transactions related to property acquisition, construction loans, equity, and permanent financing; preparing and submitting all cost certification documents; and coordinating completion and filing of IRS form 8609 for all developments. As a member, and past President, of the Alabama Women's Affordable Housing Network, and a board member for the Low-Income Housing Coalition of Alabama, she is proud to support and encourage women interested/working in the affordable housing industry.

Tammy Kirkpatrick
APPLICATION AND DUE DILIGENCE COORDINATOR

Tammy serves as Tapestry's Application and Due Diligence Coordinator. She assists the team with due diligence and application preparation. Tammy comes to Tapestry with 5 years' experience in the affordable housing industry. She has successfully submitted and obtained funding for multiple Alabama 4% and 9% LIHTC developments and Housing Trust Fund grants, as well as assisting in tenant relocation. She has assisted in the closing of many LIHTC housing developments. She has a Bachelor of Science degree from Southern Arkansas University, as well as a Certification in Accounting and Bookkeeping from Auburn University.

Additional Team Members

Bo Johnston

ACQUISITIONS CONSULTANT

J-Five-Family, LLC

Bo has been in the affordable housing industry for over 20 years. He has worked on and delivered many affordable housing developments throughout the Southeast for several affordable housing development companies. He brings with him a wide range of experience in developing real estate. In his role as an Acquisitions Consultant for Tapestry he helps build a pipeline for new business for Tapestry in Georgia and other states. Bo also provides assistance on funding applications and predevelopment activities. He builds relationships with municipalities and real estate professionals to help create new opportunities for Tapestry. Bo has a Bachelor's Degree in Science from the University of Alabama. He also has his real estate license in Georgia.

Marcella Roberts, Esq.

ACQUISITIONS CONSULTANT

M. Roberts & Associates LLC

Tapestry has a contract with Marcella to originate and manage new affordable housing developments, with a special focus on housing authorities in Alabama.

As attorney and developer specializing in affordable housing development, community development, economic development and government relations, Marcella works to serve low-to-moderate-income families providing decent, safe, sanitary, affordable housing they are proud to call their home. Having worked in the industry for 30+ years, Ms. Roberts has collaborated with lenders, municipalities, organizations, and housing authorities to address housing challenges and improve underserved neighborhoods.

Ms. Roberts specializes in developing quality, multifamily properties using multiple financing tools, including the Low-Income Housing Tax Credit program administered through housing finance agencies to transform neighborhoods. She believes every person should be proud of the place they call home, regardless of their socioeconomic status.

Previously, Ms. Roberts was the Senior Deputy Director of the Alabama Partnership Office at Fannie Mae where she developed strategic partnerships to oversee the company's \$100 million investment in Alabama. Ms. Roberts also served in regional government and industry relations roles serving nine states in the Southeast and as the Regional Senior Business Developer overseeing the corporations' rural initiatives in Alabama, Mississippi, and Arkansas.

Ms. Roberts holds a B.S. in Business Management/Marketing at Stillman College and a Juris Doctor at Miles Law School. Marcella is member of the Alabama State Bar, Magic City Bar Association, Alabama Lawyers Association and Black Women Lawyers Association.

Marcella is a proud member of Delta Sigma Theta Sorority, Inc., The Links, Inc. and Jack and Jill of America.

John E Taylor**OUTSIDE GENERAL COUNSEL**

John was a member of Tapestry's board of directors from its founding until 2021, when he became outside general counsel. In that role he advises the board and staff on organizational and legal matters and coordinates with transaction counsel. He is a partner at the law firm of Davis Hartman Wright LLP, where he specializes in commercial real estate investment, lending, development, and leasing.

He received a B.A., magna cum laude, in Political Science from Valdosta State College (now University) and a J.D., magna cum laude, from the University of Georgia School of Law, where he served on the law review and was selected to Order of the Coif. He began his legal career as a clerk to the Honorable Lewis R. Morgan of the Eleventh Circuit Court of Appeals and has subsequently practiced in Atlanta both solo and with prominent law firms.

John is a member of the State Bar of Georgia, the Florida Bar, the Atlanta Bar Association, and the Cobb County Bar Association. He formerly served on the Executive Committee of the Real Property Law Section of the State Bar of Georgia and as co-chair of the Legislative Subcommittee.

Kelly Newkirk**FINANCE AND OPERATIONS MANAGER**

Kelly has over 30 years of experience assisting both non-profit and for-profit entities in an array of different industries. As Tapestry's Finance and Operations Manager, Kelly oversees all aspects of operations including financial administration, operations management, payroll and human resources. Kelly has a Bachelor of Arts degree from the University of Georgia.

Kim Hasty**REMOTE ADMINISTRATIVE ASSISTANT AND HUD SPECIALIST**

Kim is a seasoned business associate specializing in housing, with over 24 years of experience in various aspects of Community Development programs across different localities. In 2015, she expanded her expertise to include the federal Rental Assistance Demonstration (RAD) program, where she provided support to the RAD Collaborative and assisted consultants working with Housing Authorities nationwide. Kim is highly skilled in managing the RAD Resource Desk, resolving technical issues related to RAD applications, and ensuring the timely submission of Financing Plans. Her expertise also extends to implementing and overseeing CDBG and HOME programs, conducting Part 58 Environmental Reviews. Additionally, she has been a licensed Mortgage Loan Originator since 2012.