

Grace Morris has been the Executive Director for Heritage Housing Partners Corporation (HHP Corp) since 2008. In this position, she oversees the ownership and management of 150 units of affordable housing primarily for elderly and disabled residents in Columbia. HHP Corp also works in partnership with Howard County Public School System and the Housing Commission in managing an award winning after school program for low and moderate income elementary school children in three Howard County locations.

Ms. Morris has worked in the field of affordable housing since 1989. Prior to her current position, she worked for the National Association of County Community and Economic Development (NACCED), a public interest group representing county housing and community development departments. She managed several housing programs (CDBG, HOME and weatherization) for Summit County, Ohio and was the Director of a \$50 million performance based contract for the U.S. Department of Housing and Urban Development (HUD) in Washington, DC.

Ms. Morris is actively involved in the community. She is a graduate of Leadership Howard County, Class of 2010. Currently, she is a volunteer board member for Rebuilding Together Howard County and the Association of Community Services (ACS), the umbrella organization for nonprofits in Howard County. She is co-chair of the ACS public policy committee and President-Elect, and the League of Woman Voters.

Ms. Morris, her husband John, a civil engineer and a Branch Chief for the National Cancer Institutes, and their daughter Sara, live in Elkridge. Ms. Morris has lived in Howard County for 19 years.

Ms. Morris has an undergraduate degree in political science and history and Master of Public Administration.

EDUCATION

✚ **M.P.A.,**
The University of
Akron, Akron, Ohio

Pi Alpha Alpha
Member – National
Society for Public
Affairs &
Administration

✚ **B.A.,**
Political Science and
History, Kent State
University, Kent, Ohio

GRACE ANN PISCIOTTA MORRIS

PROFESSIONAL EXPERIENCE

2008-Present, Heritage Housing Partners, Inc., Columbia, MD Executive Director/President

Reports to the Heritage Housing Partners Board of Directors as well as three other Boards. Administers, supervises and directs the overall operation and financial interests of the Columbia Housing Corporation and its related entities. Implements federal, state and local housing regulations governing the development and operations of subsidized housing programs. Oversees tenant relations, property maintenance, capital/modernization improvements, and purchasing. Responsible for ensuring compliance with regulatory agency guidelines. Ensures accurate reporting to the Boards and to appropriate governmental entities. Prepares budgets for all entities and submits them for approval as appropriate. Monitors and manages the portfolio of investments including security deposits and

reserves. Develops and submits grant applications. Identifies other sources of funding for use by the organization. Actively participates in the management of an After School Program currently operating in seven locations. Establishes and maintains effective working relationships with federal, state and county representatives, other non-profit organizations, residents and the public. Represents the organization on various committees and at public hearings. Readies properties for HUD REACs and MORs. Prepares reserve draw requests, management agreements, rent increase packages, HAP and PRAC contract renewals, and Affirmative Fair Housing Marketing Plans for all properties.

2005-2008, CenterScope Technologies/National Systems Management (SDB/8a), Elkridge, MD Vice-President, Training and Technical Assistance

Managed and oversaw several training and technical assistance prime contracts including several for the U.S. Department of Housing and Urban Development. These contracts included the three year College of Experts contract for the Office of Community Planning and Development (CPD) and the Fair Housing Contact Center Assessment contract for the Office of Fair Housing and Equal Opportunity (FHEO). Under the College of Experts contract, managed staff and a pool of consultants to provide direct technical assistance and training to CPD grantees. Provided assistance to six communities devastated by Hurricane Katrina. Under the FHEO contract, worked with Booz, Allen, Hamilton to assess the complaint process and offer alternative solutions to streamline the process and make it more effective and efficient. Managed the staff supporting the U.S. Census Bureau's Library contract. Managed staff working on the HUD Community Connections Information Center contract as an 8a sub to Lockheed Martin. Managed the

staff supporting the Toxic Substance Control Center contract in partnership with OPTIMUS Corporation.

Actively participated in business development and proposal efforts to market the services of the company. Successfully secured the initial contract and the re-bid of the Community Connections Information Center. Secured the initial contract and the continuation contract for the FHEO Contact Center assessment. Secured the Census Departments Library contract, Secured HUD CPD Mailing List contract in partnership with Lockheed Martin.

2003 – 2005, OPTIMUS Corporation (SDB/8a), Silver Spring, MD

Director, Call Center Services

Coordinated and managed the operation of several Information Centers including the HUD User Contact Center for the Office of Policy Development and Research, for the Environmental Protection Agency: the Lead-Based Paint Abatement Certification Center, the Energy Star Certification Center, Indoor Air Quality Hotline, Smoke-Free Hotline, and the Toxic Substance Control Center. Worked with the Call Center Program Managers to leverage and maximize resources. Assisted Program Managers with client relations, staff management, staff training, and all aspects of contract management. Actively participated in business development and proposal efforts to market the services of the Centers. Sought opportunities to partner with large and small companies. Supported the activities of CenterScope Technologies (8a/SDB), OPTIMUS' joint venture partner. Reported to the Vice-President of Enterprise Services.

1995 – 2003, Aspen Systems Corporation (now a division of Lockheed Martin), Rockville, MD Housing and Community Services Division

Community Connections (ComCon) Contract, for the U.S. Department of Housing and Urban Development's Office of Community Planning and Development (CPD) providing services to CPD and the Secretary's Office. Managed a 50 million dollar performance based contract with 65 staff in three locations.

1998 – 2003, Project Director

1996 – 1998, Onsite Project Manager

1995 – 1996, Product Manager

1991 – 1995, Summit County, Ohio, Office of the Executive, Akron, Ohio Department of Development. Managed U.S. Department of Housing and Urban Development HOME and CDBG Programs and State Weatherization and Ice-T programs.

1994 – 1995, Housing and Community Development Administrator

1992 – 1994, Community Development Coordinator

1991 – 1992, Program Development Coordinator

1989-1991, National Association of County Community and Economic Development (NACCED) and National Association of Local Housing Finance Agencies (NALFHA). Washington, DC. Administrative Support Staff.

Select Trainings/Certifications:

- Leadership Howard County, Class of 2010
- Certificate of completion in HUD Today, Ross Business Development, Inc., 2010- 2015
- Certificate in HUD Secure Systems and Security Awareness, 2011-2014
- Certificate in Enterprise Income Verification (EIV), NCHM, 2010 - 2017
- Certificate for Information Systems Security Awareness, 2010-2014
- Certified by National Development Council as a Housing Development Finance Professional, 2010
- Certificate of Completion U.S. Department of Housing, Real Estate Assessment Center course on Uniform Physical Condition Standards, 2009
- Assisted Housing Manager, Quadel, 2008
- HOME Program Certification, Specialist – Regulations, 2007
- Mediation Training, forty-hour certificate, The Center for Alternative Dispute Resolution, 2004.
- Fundamentals in Human Resources, Prince George’s County Community College, Largo, MD, 2003
- Grant Writing and Budgeting, Foundation Center certification, Washington, D.C. 2003
- Certified by the National Development Council as an Economic Development Finance Professional, 1993

Affiliations:

- Board Member, Rebuilding Together Howard County, 2013 – Present
- Board Member, Association of Community Services, 2015-Present, President Elect 2016-2017
- Member, Policy Committee, Association of Community Services, 2008-2012, 2015-Present – Co-Chair 2016-2017
- Board Member, First Tee Howard County 2010-2012
- Vice-President, Better Bed Rest, Columbia, MD., 2009 - 2012

References and Writing Samples can be made available upon request