

EXHIBIT E- CAPACITY

SVdP is Experienced at Managing Projects: SVdP Georgia has extensive experience managing projects. SVdP's mission of helping neighbors in need was fulfilled in 2023 with assistance to 191,638 neighbors with 28,477 meetings with neighbors and 550,000 volunteer hours. Statewide program and services provided in 2023 were approximately \$24,800,000, including over \$11,000,000 in direct assistance to households in need. Nearly 95% of revenue supports programs and services statewide; in 2023, \$24.8M supported programs and services with revenue of \$26.2M.

SVdP's housing programs include eviction prevention, emergency financial assistance, transitional housing, the Motel to Home program, the HANDS program, the LEAP program, and a permanently affordable housing development ("The Vincent"). SVdP's housing leadership team brings a wealth of knowledge and expertise. SVdP originated the Motel to Home Program (MTH), which helps households pay the necessary upfront costs of moving from an extended stay motel and pairs them with dedicated caseworkers who provide assistance and resources to promote economic mobility and a path to self-sufficiency. MTH uses targeted interventions along with a trauma informed care approach to help neighbors create individualized plans to achieve stability, including workforce development, financial literacy, a peer mentor and a circle of peer support, and provision of furniture and household necessities. In 2023, SVdP assisted 254 households in the MTH program, serving 479 children across 23 counties in Georgia. SVdP's Landlord Engagement & Advocacy Program ("LEAP") assists households with housing barriers, such as evictions and low credit scores, to locate safe, healthy rental housing in an increasingly limited rental market. The LEAP Program connects neighbors in need of housing with a professional housing navigator who refers them to suitable housing options obtained via engaging with mission-aligned landlords. SVdP's Housing and Savings ("HANDS") program is for neighbors who have received housing assistance from SVdP. HANDS recognizes the importance of a "nest egg" of savings to avert insecurity and homelessness when unexpected expenses and hardship arise. HANDS participants also prioritize long-term sustainability goals, such as education, homeownership, or entrepreneurship. HANDS provides monthly virtual meetings with budgeting information, community experts, and camaraderie from cohort members. SVdP provides a matching savings contribution as an incentive for participants to save and to accelerate their progress toward their savings goals.

SVdP is currently developing a mixed-use, affordable housing development, The Vincent, in the Lakewood Heights community in the City of Atlanta, where it has had a steadfast presence since 2014. The Vincent will provide long-term affordability and sustainability and serve as a catalyst for equitable revitalization and growth in the heart of the Lakewood Heights community. It will provide 67 rental units consisting of 1-bedroom, 2-bedroom, and 3-bedroom apartments, an additional 7,500 sq. ft. of retail space, and structured parking. This approximately \$30 million investment will help create quality new housing and boast desirable commercial activity, improving public safety and public infrastructure. SVdP has selected Mercy Housing Southeast as the developer partner, one of the largest developers, owners, and operators of high-quality affordable housing, in the country. SVdP recently completed the entitlement phase for The Vincent, which included rezoning two parcels and land use designation. This phase involved extensive community engagement, including three design workshop charettes. Low Income

Housing Tax Credits are sought for financing the development, and units are anticipated to be rented at a mix of 50%-80% of Area Median Income (AMI), with an average AMI of 59% and weighted average based on the number of units in each income category of 75%. Construction is anticipated in the first half of 2025.

SVdP's food access programs are statewide and include 40 community food pantries, a food recovery and distribution program, a teaching kitchen, nutrition programs, a monthly food boxes program for Veterans, and dedicated SNAP benefits program navigators. In 2023, SVdP distributed 1.9M lbs of food.

The SVdP GA Community Pharmacy is a statewide resource, creating access to life-sustaining prescription drugs for those who are unable to afford their medications. It is a fully licensed charitable pharmacy staffed by a full-time, licensed pharmacist and pharmacy technicians that provides free prescription medication to those in need with a valid prescription. The pharmacy focuses on maintenance medications to treat chronic conditions such as diabetes, COPD, asthma, high blood pressure, high cholesterol, arthritis, mental health conditions and more. In 2023, the pharmacy filled 17,049 prescriptions valued at over \$2,741,794.

References for SVdP:

Targie Folds, Executive Director
Greene County Family Connection Commission, Inc.
1471 Martin Luther King Jr, Greensboro, GA 30642

Elaine Mathews, Executive Director
Greene County Habitat for Humanity
1373 Willow Run Road, P O Box 321, Greensboro, GA 30642

Robert Massey, President
Neighbors Helping Neighbors, Inc.
6350 Lake Oconee Parkway, Suite 110-148, Greensboro, GA 30642

Lejla Prljaca, MPA
Executive Director, Lawrenceville Housing Authority, Gwinnett Housing Corporation
502 Glenn Edge Drive, Lawrenceville, GA 30046,

Reneisha Granderson

Christy Williams

SVdP has Extensive Grant Experience: SVdP manages \$2M in federal, state, and local grants annually as well as philanthropic grants. In 2022, SVdP was awarded a grant from QuikTrip in the amount of \$1,075,000 for the Motel To Home program. SVdP has a proven track record of successfully managing grants and maintaining strict compliance with all regulatory requirements. Over the years, we have developed robust systems and procedures to ensure meticulous adherence to grant guidelines and reporting standards. The development team possesses extensive experience in grant administration, from application to final reporting, ensuring that all

funds are used effectively and transparently. SVdP prioritizes accountability and undergoes an annual audit by an Independent Auditor, which is posted annually on SVdP's website with SVdP's financial reports. This unwavering commitment to compliance and effective grant management has allowed us to consistently deliver impactful programs and foster strong, trusting relationships with our funders.

SVdP's key "A Place to Call Home" staff: SVdP will utilize partners in the roles of MHC developer and MHC management and hire an HLP Program Manager and HLP personnel.

Mike Mies, Executive Director, joined St. Vincent de Paul as Executive Director after more than 20 years' volunteer experience with the organization. Mike most recently served St. Vincent de Paul as Council President and Board Chair and has held leadership roles at the local and regional level in addition to being a volunteer caseworker. Mike has functional expertise in general management, finance, marketing, strategy development, M&A, start-ups and business integration. Prior to taking his current role, Mike was the Chief Executive Officer of Creston Water Solutions (formerly NClear, Inc.) an early-stage environmental technology company, where he continues to serve on the Board of Directors. Mike's prior experience includes: President of a management consulting practice he founded to provide management and advisory services to private companies experiencing managerial, strategic, operational or growth-related challenges; Founder and CEO of a wireless broadband service provider; CFO of public telecom companies in the US and in Germany; and Director of European Operations for a Fortune 500 company, with P&L responsibility for a \$165 million pan-European distribution business. A native of the Detroit area, Mike earned his BA-Economics (magna cum laude) from the University of Michigan, and MBA (magna cum laude) from Wayne State University.

Darrell Hooker, Sr. Director of Operations, joined St. Vincent de Paul Georgia in January 2020, overseeing the day-to-day functioning of our 9 Thrift stores in North Georgia, the Chamblee Campus, our food recovery operations, and recycling initiatives. Darrell brings with him more than 25 years of experience in the hospitality industry as a chef and general manager. Before joining the SVdP team, he ran his own consulting firm training restaurant owners, managers, and staff for greater operational efficiency and enhanced customer service. He is a veteran of the United States Marine Corps, where he served, among other places, in Operation Desert Storm.

Susan Hansen, Chief Financial Officer is also the Founder/ Director of the Mustard Tree Foundation, which helps young people in Georgia, North Carolina, and Florida receive scholarships for rehabilitation counseling for addiction from enthusiastic sobriety programs. In other past positions, Sue was the CFO for Marist School for 9 years and taught their accounting and finance program, an Adjunct Professor of Accounting and Finance at Oglethorpe University, and a Head of School for 4 years at Atlanta International Montessori School, and Vice President for 6 years at Brebeuf Jesuit High School. She was also the Founder/Director of Camp Awareness, a camp for children with autism for 12 years.

Bea Perdue, Sr. Director of Philanthropy, most recently served as Senior Director of Development for Worldreader, a global digital reading non-profit, tasked with building and launching a US fundraising operation. Additionally, she has held leadership roles in Atlanta, serving Atlanta Habitat for Humanity and MedShare. She began an advancement career in higher education as part of a revitalization team assembled by Dr. Johnnetta B. Cole at Bennett

College. The success of these efforts led to her role as the inaugural Development Director for the newly established College of Behavioral Sciences at Middle Tennessee State University. As a certified DE&I Consultant, Bea shares her knowledge and expertise within and beyond fundraising to build broad bases of support for missions and to address our community's most pressing needs.

Mariel Risner Sivley, Esq., Director of Housing, engages new opportunities for strategic partnerships and oversees housing programs. Mariel is a Board member of the Georgia Supportive Housing Association (GSHA), and previously served as Executive Director of the organization. She is an Advisory Board member of HouseATL, a cross-sector group of civic leaders committed to building the political and community will for a comprehensive and coordinated housing affordability action plan in the City of Atlanta. Mariel started her career as an attorney with the Georgia Law Center for the Homeless. She served as an Adjunct Professor at Emory University School of Law and as the volunteer coordinator for the Atlanta Long Term Care Ombudsman Program. She is a graduate of Emory University and the Georgia State University College of Law.

Cathy Lepkowski, SVdP COKAS President, spent her career as a Special Education teacher, teaching all ages and levels of the Intellectually Disabled. She enjoyed teaching for 37 years, 18 years in Wisconsin (Milwaukee Public Schools) and then 19 years in Georgia (Rockdale, Henry, and Morgan Counties). She retired in 2012, and then answered a calling to join the St. Vincent de Paul Society in 2013. Casework and visiting the homes of those in need has been closest to her heart, but she also served her Conference as Secretary and Vice President. She is now President of the Christ our King and Savior Conference (COKAS). During her years with SVdP, she has had firsthand experience with homelessness and the critical need for affordable housing in the tri-county area which her SVdP Conference serves.

Mike Sleeth, SVdP COKAS Caseworker and “A Place to Call Home” Liaison, has lived in Putnam County Georgia for 18 years. His banking and mortgage experience spans 50 years during which time he has held senior management positions in finance, information technology, retail branch management and loan & deposit operations at five banks and two mortgage companies. He has been an organizer in two de novo banks and one mortgage company. He recently retired from an eleven-year career at BankSouth, BankSouth Mortgage, and Coldwell Banker Real Estate, in Greensboro, Ga. where he served as the Chief Financial Officer. Mr. Sleeth held an active CPA certificate for 46 years until his retirement in 2022. He was an active member in the Rotary Club of Alpharetta, Georgia for 20 years, where he served as president for one year. He currently is a member of St. Vincent de Paul at Christ our King and Savior Catholic Church, a member of Neighbors Helping Neighbors, and a member of the Greene County Family Connection where he also serves as the Chairperson of the Housing and Homeless Strategy Team. All three of these organizations are located in Greensboro, Georgia.

Alice Lambo, SVdP COKAS Caseworker and “A Place to Call Home” Liaison, has worked in health care in a variety of progressively responsible roles for the past 40 years. She began career working for Department of Health and Social Services, State of Wisconsin with *Community Health and Prevention* outreaching to local units of government to promote public health initiatives with implementation and compliance of newly created block grant funding—focused on prevention and program design and implementation in 1980. She worked with the *Wisconsin Primary Health Care Association* (association of FQHCs) to develop a public/private

cooperative of health care for the unemployed and uninsured. After moving in 1996 to Atlanta, Georgia for Aetna she worked to develop networks to ensure compliance with client national employer accounts specification and targeted goals. In 1998, Alice founded Managed Health Care Consultants.

For-Profit Developer Partner- Please see Attachment E- Developer Letter of Intent and Developer Agreement

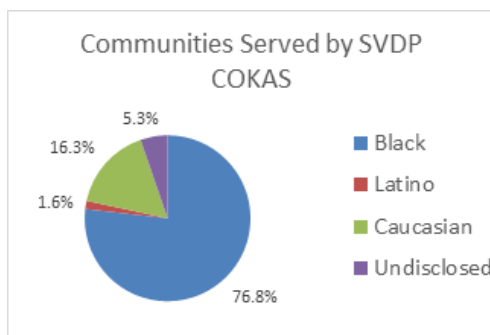
Darion Dunn, P.E., Atlantica Properties, began his career as a real estate investor in 1998 while earning a B.S. in Civil Engineering and a Certificate in Economics at the Georgia Institute of Technology (Georgia Tech). He acquired and rehabilitated single family homes, utilizing his engineering and financial background to establish a system of effective construction management and cost controls. Upon graduating Georgia Tech, he continued as an active real estate investor and ultimately founded Atlantica Properties in 2010, expanding his portfolio to include multifamily properties. In the corporate world, Mr. Dunn worked for five years as a Project Manager for Harrington, George & Dunn, P.C., a civil engineering firm founded by his father. In 2005, Mr. Dunn accepted a position as Lead Program Manager for Croy Engineering, where he was responsible for managing over \$250 million of municipal bond and special-purpose sales tax funds that financed transportation, infrastructure and vertical capital improvement projects. Mr. Dunn also has served as the Director of Capital Improvements and Planning for the Buckhead Community Improvement District, managing a commercial property tax fund that leveraged over \$80 million to construct civil projects in one of the most dynamic regions in the southeastern United States.

Non-Profit Contractor Partner- Please see Attachment E- DSC Letter of Intent and Partner Agreement

Elizabeth Disco-Shearer is the CEO of Disaster Services for the Society of St. Vincent de Paul of United States. She oversees the disaster recovery efforts of ten regions of the Society of St. Vincent de Paul across the United States and American Territories, which currently includes five Disaster Case Management Programs. She has over 30 years of senior management experience and is a former College Administrator, Federal Compliance Contractor, Senior Partner of a Non-Profit Consulting Practice, and an Administrator for Catholic Charities of Dallas and the Society of St. Vincent de Paul of Dallas. She is a National Speaker on Disaster Case Management and on Long Term Economic Recovery after a disaster. During Hurricane Katrina, she was instrumental in developing SVDP's National House in a Box ® Program which provides new furniture and household items to families after a disaster and has assisted over 100,000 disaster survivors.

SVdP's Experience Promoting Racial Equity: SVdP has extensive experience and resources for effectively addressing the needs of underserved communities. SVdP has a longstanding commitment to promoting racial equity, deeply rooted in its mission to serve all individuals with dignity and respect. Through various programs and initiatives, the organization actively addresses systemic inequalities and fosters inclusive communities. By providing resources, advocacy, and support to marginalized groups, SVdP works to dismantle barriers and create opportunities for all. In 2023, financial assistance from local statewide chapters reflects this dedication serving neighbors: 52.89% Black, 24.76% Caucasian, 11.95% Latino/Hispanic, 7.07% Undisclosed, .62% Mixed/Other, .03% Asian. In the Project Area, SVdP COKAS

volunteer caseworkers staff an assistance telephone line for members of our underserved communities to request food, rent, utility, or other assistance. The caseworkers then conduct “home visits” to provide aid and comfort to their neighbors in need and to better understand their circumstances and struggles. In 2023, COKAS provided over \$200,000 in assistance to 705 households with financial needs due to excessive housing cost burdens. The demographic makeup of the families served by SVdP COKAS is shown in the pie graph and table below, as well as statewide SVdP assistance, and underscores SVdP’s commitment.



Case Count						Assistance Value					
Ethnicity of HoH	Greene	Hancock	Putnam	Tri-County	Georgia	Greene	Hancock	Putnam	Tri-County	Georgia	
Black	242	178	121	541	16094	\$81,893	\$56,167	\$33,981	\$172,042	\$6,106,280	
Caucasian	61	12	42	115	7122	\$19,142	\$3,011	\$17,130	\$39,283	\$2,836,341	
Undisclosed	16	8	12	36	2377	\$4,821	\$2,798	\$3,199	\$10,819	\$781,215	
Latino	8	1	2	11	5183	\$2,423	\$526	\$681	\$3,630	\$1,436,494	
Asian			1	1	226			\$450	\$450	\$73,275	
Native American					63					\$17,707	
Pacific Islander					28					\$15,311	
Mixed/Other					634					\$254,834	
Totals	327	199	178	704	31727	\$108,280	\$62,503	\$55,441	\$226,224	\$11,521,457	

Ethnicity of HoH	Greene	Hancock	Putnam	Tri-County	Georgia	Greene	Hancock	Putnam	Tri-County	Georgia	
Black	74.0%	89.4%	68.0%	76.8%	50.7%	75.6%	89.9%	61.3%	76.0%	53.0%	
Caucasian	18.7%	6.0%	23.6%	16.3%	22.4%	17.7%	4.8%	30.9%	17.4%	24.6%	
Undisclosed	4.9%	4.0%	6.7%	5.1%	7.5%	4.5%	4.5%	5.8%	4.8%	6.8%	
Latino	2.4%	0.5%	1.1%	1.6%	16.3%	2.2%	0.8%	1.2%	1.6%	12.5%	
Asian			0.6%	0.1%	0.7%			0.8%	0.2%	0.6%	
Native American					0.2%					0.2%	
Pacific Islander					0.1%					0.1%	
Mixed/Other					2.0%					2.2%	
Totals	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

SVdP’s experience completing environmental reviews: SVdP is committed to ensuring compliance with all environmental review requirements for our projects. For “A Place to Call Home,” SVdP will partner with Atlantica Properties, which has extensive experience in conducting environmental reviews in accordance with 24 CFR part 50 and 24 CFR part 58. This partnership ensures that our project will be implemented with the highest standards of environmental responsibility and regulatory compliance. Darion Dunn, the managing partner of Atlantica Properties, is a licensed professional engineer in the State of Georgia with over 20 years of experience. His expertise includes overseeing projects that require rigorous

environmental reviews, ensuring they meet all regulatory requirements. His background in engineering and project management, particularly with the Department of Transportation (DOT) projects, involves detailed environmental assessments and mitigation planning. Atlantica's experience includes compliance with 24 CFR Part 50 and 24 CFR Part 58. This includes initiating environmental reviews early in the project planning process to identify potential environmental impacts and necessary mitigation measures, working closely with HUD officials to ensure that all environmental review documentation is accurate, comprehensive, and submitted in a timely manner, and partnering with local governments to conduct thorough environmental reviews and ensure procedural requirements are met. Also, ensuring environmental review records are meticulously documented and that compliance with NEPA (National Environmental Policy Act) and other environmental laws is maintained throughout the project lifecycle. Examples of previous Environmental Reviews include:

- Project-Based Voucher (PBV) applications under HUD. These reviews require meticulous adherence to environmental regulations to ensure that housing developments do not adversely impact the environment and comply with federal, state, and local environmental standards. Ensuring that housing projects enhance community health and safety by addressing potential environmental hazards such as soil contamination and poor air quality.
- Department of Transportation Projects which inherently involve complex environmental reviews. These projects required environmental Impact Statements (EIS), preparation of comprehensive EIS documents that evaluate the potential environmental effects of proposed transportation projects, and Mitigation Plans, development and implementation of mitigation plans to address identified environmental impacts, ensuring sustainable project development.

SVdP is presently developing a mixed-use, affordable housing development, The Vincent, in the Lakewood Heights community in the City of Atlanta. For this development, SVdP must conduct a Phase I and applicable Phase II environmental site assessment prepared in accordance with the Georgia Department of Community Affairs Environmental Manual. Phase I must fully address all recommendations of the Qualified Environmental Professional and SVdP will complete a Phase II and address all recommendations, if needed. SVdP intends to use HOME funds as a source in The Vincent and will meet HUD Site and Neighborhood Standards (24 CFR §92.202 and 24 CFR §983.6) and Environmental Requirements in accordance with the HOME Manual and Environmental Manual.

SVdP's experience with cross-cutting federal requirements: SVdP and its developer partner, Atlantica Properties, are well-versed in complying with various cross-cutting federal requirements. Our extensive experience ensures that we adhere to all relevant regulations and standards, promoting transparency, fairness, and accountability in all our projects. SVdP and Atlantica Properties have expertise in compliance and will comply with all Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. We understand the importance of complying with 2 CFR part 200, which provides a framework for managing federal funds. Our approach includes:

- We maintain robust financial management systems to ensure proper tracking, allocation, and reporting of federal funds. This includes detailed record-keeping, internal controls, and regular financial audits to ensure compliance with federal requirements.
- Our project management team adheres to the cost principles outlined in 2 CFR part 200, ensuring that all expenditures are necessary, reasonable, and allocable to the project. We conduct regular reviews to ensure that costs are justified and properly documented.
- We are committed to meeting the audit requirements set forth in 2 CFR part 200. Our financial statements are audited annually by an independent auditor, and we promptly address any findings or recommendations to improve our financial management practices.
- We follow Fair Housing and Nondiscrimination requirements.
- SVdP complies with Davis-Bacon and Labor Standards in its development of The Vincent.

Promoting Equal Opportunity, Fair Housing, and Nondiscrimination Requirements: SVdP and Atlantica Properties are committed to promoting Fair Housing and nondiscrimination in all of our projects. We comply with all relevant federal, state, and local fair housing laws, including the Fair Housing Act, which prohibits discrimination based on race, color, national origin, religion, sex, familial status, and disability. Our efforts include:

- Implementing inclusive marketing strategies to ensure that information about housing opportunities reaches diverse populations, including those in protected classes.
- Providing reasonable accommodation and modifications for individuals with disabilities to ensure equal access to housing.
- Conducting regular training sessions for staff and contractors on fair housing laws and best practices to prevent discrimination.
- Compliance with 2 CFR part 200, Davis-Bacon labor standards, fair housing and nondiscrimination laws, and the Uniform Relocation Act.
- Contracting Opportunities: SVdP and its partners are committed to contracting with businesses owned by low-income individuals, minority-owned businesses, and women-owned businesses. Our procurement process will:
- Encourage Local Contracting: We will prioritize contracting with local businesses, particularly those owned by low-income individuals. This will ensure that the economic benefits of the project stay within the community and support local economic growth.
- Promote Small Business Participation: SVdP will actively seek to engage small businesses, providing them with the opportunity to participate in the project. This includes outreach and support to help small businesses navigate the contracting process.
- Section 3 of the Housing and Urban Development Act of 1968 compliance, monitoring, and reporting.