



Education

M.S., Real Estate & Infrastructure, Johns Hopkins University – Carey Business School, Baltimore, MD.

B.A., Communication, University of Maryland, College Park, MD.

Dale Carnegie “Skills for Success” Course

Registrations

LEED Green Associate

Level I Infrared Thermographer

Highlights

19 years of experience in the environmental/engineering due diligence and construction industries

15 years of experience with FHA-insured, multi-family and healthcare related due diligence services

HUD MAP/LEAN, ASTM, Fannie Mae, Freddie Mac, and industrial hygienic property condition assessments

Experience Summary

Mr. Lephew's experience spans 19 years in the environmental, engineering, and construction industries. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements for a variety of reporting standards, including not only HUD standards, but also ASTM standards, Fannie Mae & Freddie Mac standards, and customized client formats. Specifically, Mr. Lephew has performed Facility Condition Assessments (FCAs), Project Capital Needs Assessments (PCNAs), Small Loan PCAs, Construction Progress Monitoring, Probable Maximum Loss assessments, Asbestos Surveys, Radon Studies, Mold Assessments, Cost Segregation Studies, and New Construction and/or Substantial Rehabilitation Architectural-Engineering/Cost Reviews.

As the Director of Affordable Housing, Mr. Lephew is the primary knowledge resource to clients, as well as internal staff, for all affordable housing, LIHTC and HUD-related due diligence services, including both environmental and physical needs assessments. The affordable housing related due diligence programs that Mr. Lephew specializes in include: state Low-Income Housing Tax Credits (LIHTC) applications, HAP-TPA-Mark-Up-To-Market (MUTM/M2M), Multifamily Accelerated Processing (MAP), LEAN-Office of Residential Care (ORCF), Architectural & Engineering/Cost Reviews (AEC), Rental Assistance Demonstration (RAD), and Permits & Approvals (P&A).

Mr. Lephew has extensive knowledge in, and has facilitated compliance with, local and state accessibility standards and laws, as well as Federal standards such as the American with Disabilities Act (ADA), the Fair Housing Act (FHA), and Section 504-Uniform Federal Accessibility Standards (UFAS) requirements, as they pertain to commercial and multi-family residential building standards and practices.

These concentric experiences have led to Mr. Lephew's expanded knowledge of many forms of real estate due diligence, beyond just FHA-insured loans. Finally, Mr. Lephew's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's national team.

Project Experience

Thetford Portfolio (7 Sites), North Carolina. HUD MAP 221(d)(4) Substantial Rehabilitation/refinance of seven existing affordable, multi-family residential apartment complexes. Included Intrusive Capital Needs Assessments (CNA), Accessibility Standards Reviews, Architectural and Engineering/Cost Reviews (w/ e-Tools), Industrial Hygiene sampling (radon, ACM, LBP), and Phase I Environmental Site Assessments (ESA).

Charles Towers, West Virginia. LIHTC/HUD MAP 223(f) Heavy refinance of an existing senior/multi-family residential property. Included an Intrusive Capital Needs Assessment (CNA w/ e-Tool), Accessibility Standards and Document and Cost Review, Industrial Hygiene sampling (radon, ACM), and a Phase I Environmental Site Assessment (ESA).

Torrington Portfolio (6 Sites), Connecticut. RAD Physical Condition Assessments (RPCA) for six unique affordable, multi-family apartment complexes, which were converted to Long-Term Section 8 via the RAD program.

Speaking & Publication

Mr. Lephew has sat on numerous panels at local HUD hub offices, and for industry leading lenders at Annual/Regional Conferences. Discussions focused on HUD Multifamily (MAP) programs, and changes in guidance, and lending/underwriting trends and practices, such as accessibility standards and the HUD MAP Guide/CNA e-Tool.

For the past several years, Mr. Lephew has been an instructor for the Mortgage Bankers Associations (MBA) annual Underwriter training course, which takes place January-June of each year. Mr. Lephew also serves as the Co-Captain on the Mortgage Bankers Association (MBA) Technical Committee, as a liaison to HUD for third party vendors. This role requires Mr. Lephew to consult and participate in changes/updates to guidance and protocols directly related to HUD underwriting standards and third party practices as it pertains to FHA-insured mortgages.

Lastly, Mr. Lephew has also contributed to blogs and digital media posts, specifically for Globe Street, and related to discussing, analyzing and reviewing topics related to Low-Income Housing Tax Credits (LIHTC), HUD Multifamily (MAP), LEAN-Office of Residential Care (ORCF), and Rental Assistance Demonstration (RAD) lending processes and trends.

Contact

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