

1400 Providence Highway, Norwood, MA 02062

781.762.4800 | www.HallKeen.com



HallKeen by the Numbers...



906
EMPLOYEES



108
PROPERTIES



9,363
UNITS



27
YEARS OF SERVICE

- HallKeen properties are in 11 states across the east coast and mid-Atlantic states.
- HallKeen is a privately held company working directly with and for their clients, partners, employees and residents.
- The HallKeen portfolio is made up of residential, mixed-use and assisted living properties, majority of which are intertwined with an affordability component.



- Approximately 60% of HallKeen properties are third party contracts and controlled contracts make up the balance of our portfolio.
- HallKeen is an Accredited Management Organization (AMO®) through the Institute of Real Estate Management. HallKeen was also awarded the 2011 Accredited Management Organization of the Year by Institute of Real Estate Management - Boston!

- Over 900 employees at the site level and 50 at the corporate home office. Our home office in Norwood, MA supports the onsite teams. Departments include Accounting, in-house Compliance, Marketing, Construction, Asset Management, and Human Resources.



- HallKeen placed on the 2016 and 2017 Best & Brightest Places to Work in Boston lists, 2013 & 2014's Top Places to Work Boston Globe list & 2015's Satisfact's Superior Resident Satisfaction Company Award.

OUR VALUES

- » We conduct our business with integrity, vision, and compassion.
- » We listen to the goals of our stakeholders and align our resources to exceed these goals.
- » We create an environment that empowers employees, rewards innovation, solves problems, and gives precedence to residents.
- » We are committed to developing employees and creating teams to exceed industry standards.
- » We are selective and purposeful when evaluating new business opportunities.

Learn more at: www.HallKeen.com

MISSION STATEMENT

HallKeen is a real estate management and investment company that acquires, develops and manages properties throughout New England, New York, Virginia, Maryland, North Carolina and Florida. Our core business is the management of and investment in multi-family, assisted living, and mixed-use communities, which are synergistic with our skills and experience.

Our mission is to create partnerships and provide leadership that result in successful business ventures, thriving residential communities, prosperous mixed-use properties, and enriching work environments. We strive to create long-term sustainable value for our investors through strategic asset growth, increased profitability and the capture of value added opportunities.

Our stakeholders include our employees, owners, business partners, residents, vendors and suppliers, as well as, the property owners, government agencies, regulators, and lenders. Individually and collectively, the interests, goals, and objectives of all stakeholders are important to the success of our company.

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- **We listen to the goals of our stakeholders and align our resources to exceed these goals.**
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COMPANY PROFILE

HallKeen is a diversified real estate company based in Norwood, Massachusetts. Our prime focus is the acquisition, development and management of affordable and mixed income housing as well as assisted living communities. HallKeen's management skills are at the core of our business.

In early 1991, three leading Boston area real estate professionals, Mr. John Hall, the late Mr. Robert Kuehn and Mr. Denison Hall formed a joint venture to acquire McNeil Management Inc., a company with over 20 years of experience managing affordable housing. HallKeen built upon the McNeil base in the 1990's and has now established a strong reputation for effectively managing and responsibly owning affordable and conventional housing, assisted living communities, and mixed-use real estate.

Both the owners of the properties the company manages and the regulators who oversee the company's work agree that HallKeen Management has demonstrated an outstanding ability to deliver traditional property management services. These services include site management, preventive maintenance, rent collection, lease enforcement, compliance, financial management, and marketing services. In addition, we pride ourselves in understanding the physical needs of the properties we manage and provide plans and oversight to improve our properties.

HallKeen's acquisition and development focus has covered a broad spectrum of affordable housing in New England, ranging from the fee purchase of Class B market rate properties, to inner City Section 8 properties, and to developing mixed income housing from the ground up. Our particular expertise has been to utilize current financing and tax credit programs to stabilize and revitalize individual properties and neighborhoods. HallKeen emphasizes that our properties are an integral part of a larger community - the neighborhood, town or city. As a result, we seek to play a leadership role in the communities where we work.

HallKeen's current portfolio includes over 9,000 units of multi-family residential housing in over 100 partnerships and over 500 units of assisted living residences. HallKeen has a strong presence throughout New England, New York, Virginia, Maryland, North Carolina, and Florida. While retaining prime focus on affordable housing, HallKeen manages a diverse portfolio of residential housing, mixed-use properties and assisted living communities.

HallKeen is staffed by a group of dedicated, experienced, and highly motivated individuals. There are 50+ employees working at the central office in Norwood, and more than 900 employees working at the various sites. Average occupancy throughout the portfolio runs between 95% and 96%.

PRINCIPALS

The principals of HallKeen have extensive experience in both multi-family housing and commercial real estate. Throughout their careers, they have demonstrated a high degree of success in the acquisition, development, renovation and management of multi-family and commercial real estate.

Andrew P. Burnes **PRESIDENT & CEO / PRINCIPAL**

President and CEO of HallKeen, is responsible for all of the activities of HallKeen, including HallKeen Management, HallKeen LLC, and HallKeen's Assisted Living Portfolio.

Mr. Burnes has over 35 years of acquisition, development and management experience across a broad spectrum of real estate. During the 1980's Mr. Burnes worked for McNeil & Associates, a mid-sized diversified real estate company based in Westwood, Massachusetts. Mr. Burnes worked as Project Manager assembling and permitting large office and industrial projects and as Property Manager for a large mill complex in Fall River, Massachusetts. Between late 1989 and 1991, Mr. Burnes was responsible for the overall restructuring of the McNeil portfolio with the stabilization of over 60 limited partnerships and approximately \$100 million of debt.

After the formation of HallKeen (the purchasers of McNeil Management) in 1991, Mr. Burnes was primarily responsible for generating new business for HallKeen LLC and the ongoing asset management tasks associated with acquisitions. As HallKeen established a track record for successfully handling complicated affordable housing properties, the company acquired a broad range of affordable housing throughout New England, North Carolina, and Virginia.

In 2003 Mr. Burnes was recognized by the Massachusetts Housing Investment Corporation with an "Excellence in Affordable Housing" award for HallKeen's success in the development of Wamsutta Apartments in New Bedford and its major role in the stabilization of the surrounding neighborhood. In 2004, HallKeen, LLC, under Mr. Burnes' direction, broke ground on several development projects, including Winooski Falls in Vermont, an award winning \$250,000,000 mixed-use, mixed-income re-development of a 20 acre urban site bordering Burlington and the Union Street Lofts project in New Bedford, Massachusetts, a pioneering mixed-use, commercial and residential project combining the New Markets and Historic tax credit programs.

Mr. Burnes became President and CEO of HallKeen in 2005, providing leadership and direction for all aspects of HallKeen's operations and growth. HallKeen's current portfolio includes more than 9,300 units under management mainly of multi-family residential housing in over 100 partnerships and over 400 units of assisted living residences. HallKeen has a strong presence throughout New England, New York, Virginia, Maryland, North Carolina, and Florida.

Mr. Burnes received a B.A. from Harvard College and an M.B.A. from the Yale School of Organization and Management. Mr. Burnes is the Chairman and on the Board of Directors for the Architectural Heritage Foundation in Boston, Massachusetts and is President of the Waterfront Historic Area League (WHALE) in New Bedford, Massachusetts. Mr Burnes is also President of the Livestock Institute of Southern New England, based in Westport, Massachusetts.

Mr. Burnes is considered a top leader and expert in affordable housing and historic preservation. In 2014, Mr. Burnes received the Tsongas Award in Development from Preservation Massachusetts.

John L. Hall, II

CO-FOUNDER OF HALL PROPERTIES, INC.

John's distinguished career spans 30 years in commercial real estate as both an owner and a developer of marquis projects in New England. Since 1989, his accomplishments have included: office buildings, hotels, multi-family housing, medical office buildings, laboratories and industrial facilities. He has worked as a developer and real estate advisor for investors, corporations and major institutions in New England.

Prior to Hall Properties, Mr. Hall spent 19 years as executive Vice President of Carpenter & Company, a Cambridge-based development company where he was involved in the development of the Fiduciary Trust Building (175 Federal Street) and the Charles and Hyatt Hotels in Cambridge. He also developed the Ritz Carlton Condominiums. A graduate of Boston University, Mr. Hall has served as a Trustee of Children's Hospital, Corporator of Boston Children's Museum, Trustee of Proctor Academy, and a former Chairman of the Board of the Park School. Mr. Hall is a director of the Brookline Bank.

Denison M. Hall

MANAGING MEMBER OF HALL INVESTMENT HOLDINGS, LLC

Denison's more than forty years in the real estate industry started in the early 1970s with the Rouse Company in Washington, D.C., where he was responsible for mortgage banking services. From 1973 to 1975, Mr. Hall was Vice President of Mitchell Mortgage & Development, Houston, TX. In 1977, he became the Executive Vice President for Greater Boston Development, Inc. now known as Boston Capital Services, Inc., Boston, MA. Under his leadership, the company acquired interests in nearly 25,000 multi-family units. In 1989, he co-founded Hall Properties, Inc., a real estate investment and development firm.

Mr. Hall has focused his attention on the acquisition and development of commercial real estate, both for his own account and for institutional clients. He has substantial experience in the acquisition and development of office, R&D, retail, biotech, industrial, and multi-family properties. In addition to his interest in 2300 units of affordable housing and Assisted Living, Mr. Hall has interests in a portfolio of 360,000 square feet of office and flexible industrial property. Past projects include the acquisition, renovation, and sale of a 400,000 SF suburban office campus in Concord, MA; the acquisition, renovation, and sale of a 500,000 SF suburban office campus in Marlborough, MA, and the acquisition, renovation and new construction of 300,000 SF biomedical facility in Cambridge, MA. Mr. Hall is a graduate of Yale University.

Neil Khub

EXECUTIVE VICE PRESIDENT / PRINCIPAL

Neil is responsible for financial operations, human resources, corporate compliance, tax credit compliance, and Management Information Systems. Neil also oversees all auditing and insurance matters.

Neil joined HallKeen in 1991 as Accounting Manager and in 1995 became Financial Controller. In 2006, he was promoted to Vice President of Finance and Accounting. In 2010, he was appointed to Senior Vice President of Operations, and in 2017 to Executive Vice President / Principal.

During Neil's tenure, HallKeen's portfolio has steadily grown from 2,000 units to where HallKeen is today. Neil earned his Bachelor of Science degree in Accounting from Bridgewater State College. He has also earned a Certified Financial Manager designation from the National Center for Housing Management.

Donna M. Horan

EXECUTIVE VICE PRESIDENT / PRINCIPAL

Donna is responsible for overseeing the performance of both divisions of the company - Residential and Assisted Living. Ms. Horan oversees the leaders of these divisions to ensure consistency with the overall company strategy and maintains an ongoing dialogue with the President to ensure both short-term and long-term business goals continue to be evaluated, updated and successfully met. In addition, Ms Horan is responsible for reviewing all potential new management opportunities and structuring management, staffing, operating and budgeting plans that meet the goals of both the owners and company.

Prior to joining HK in 1991, Ms. Horan was a rental/sales agent and manager for a real estate firm that specialized in Multi-Family Housing.

Ms. Horan holds an Executive CPM designation from the Institute of Real Estate Management (IREM). She has served as an Executive Board Member, Executive Councilor and chairperson for IREM. She holds a C5P designation from Spectrum (Certified Tax Credit Compliance Professional) and a MA Real Estate Salesperson license. As part of her membership with CREW (formerly known as NEWIRE), Ms. Horan joined their formal mentorship program and continues to enjoy mentoring young leaders and professionals in the property management/real estate industry.

In 2016, Ms. Horan was named 'Professional Woman of the Year' by IREM Boston Chapter 4.

Mark Hess

SENIOR VICE PRESIDENT, ACQUISITIONS & DEVELOPMENT / PRINCIPAL

Mark assists the Senior Partners in directing all activities for HallKeen's real estate investment division, HallKeen LLC. Responsibilities include managing and directing the full range of evaluation, negotiation, acquisition, finance, organization, design and construction activities required to consummate a profitable and responsible real estate investment. Mr. Hess is very knowledgeable and creative in using incentive programs to balance investment and community objectives including tools such as the low income, historic, and new market tax credits as well as tax exempt bonds, HOME, CDBG, EB-5, and other local, state and federal economic development programs.

Mr. Hess joined HallKeen in 1999. Mr. Hess came to HallKeen from his previous position interning for the Massachusetts Housing Investment Corporation (MHIC/MHEF), a non-profit low income housing tax credit syndicator. Mr. Hess earned his Master of Regional Planning degree from the University of Massachusetts (Amherst) in 1998 with a concentration in Economic Development. Mr. Hess also has a Bachelor of Arts from Ithaca College in Environmental Studies.

Senior Management

HallKeen's senior management team provides in house expertise in regulatory compliance, financial reporting, marketing, project management, human resource management, and extensive experience in both multi-family housing, assisted living and mixed use real estate.

Deborah Anacki **VICE PRESIDENT, LIHTC COMPLIANCE**

Deborah has been with HallKeen since 1996 and is responsible for regulatory compliance and oversight. Ms. Anacki is knowledgeable of and has hands-on experience with Low Income Housing Tax Credits, Chapter 13A, Section 236, Rent Supplement, MRVP, HOME and Section 8. As Director of Tax Credit Compliance, her primary responsibility is to oversee all aspects of the Low Income Housing Tax Credit program for all of the LIHTC properties in HallKeen's portfolio. She supervises a staff of three Compliance Specialists and provides support and oversight to the property management staff, maintains the LIHTC reporting requirements and provides training in regulatory compliance and industry related software. She also works directly with owners, regulators and contract administrators to ensure ongoing regulatory compliance of HallKeen's portfolio.

Ms. Anacki received her Bachelor of Science degree in Accounting from Bridgewater State College. She has a Massachusetts Real Estate license, is a Certified Occupancy Specialist (COS), Assisted Housing Manager (AHM) and has Spectrum's designation as a C14P (Certified Credit Compliance Professional). Ms. Anacki has also been certified as a 'Housing Credit Certified Professional' (HCCP) through the joint sponsorship of the National Association of Home Builders and the National Affordable Housing Management Association (NAHMA) and NAHMA's SHCM™ designation (Specialist in Housing Credit Management) and also holds and maintains the designation of the National Affordable Housing Professional (NAHP Executive) through NAHMA. She maintains all of her designations and certifications through annual continuing education.

Janet Fitzpatrick **CONTROLLER**

BIO COMING SOON

Rodney Denman **VICE PRESIDENT, ASSISTED LIVING**

Rodney joined HallKeen in September of 2013 as the Regional Director for Operations for Assisted Living. With fifteen years of assisted living experience, Rodney has had leadership roles and a long track record of success in both marketing and operations throughout New England and New York with a primary focus on building occupancy and systems infrastructure for challenged communities.

As Vice President, Assisted Living, Rodney is responsible for operational oversight of its portfolio of communities along with the continuous development of systems, support tools and a "winning climate" to facilitate uniform operations, strong financial performance, stabilized occupancy and long term growth for the division. HallKeen recognized Rodney with a "True Leader" award in 2015, in response to which

he comments, "It truly is a privilege to work with an organization that understands and values its people—HallKeen provides a solid platform from which we create successful outcomes as a team!" Additionally, Rodney serves as Vice President of the Board of Directors for the Senior Resources Agency on Aging in Norwich, CT, and is active with MASS ALA.

A native of Massachusetts, Rodney leads an active family life along the Connecticut shoreline with his wife, two children and English Shepherd, Jack, where sailing, gymnastics, fitness, music, education, farm land and the "great outdoors" keep them busy.

Russell O. Johnson

VICE PRESIDENT, RESIDENTIAL MANAGEMENT

Russ began his career with HallKeen Management in 2001 as Senior Property Manager at the Portsmouth Naval Shipyard. This successful pilot program eventually led to the privatization of all Navy family housing in the Northeast region. In 2004 he was promoted to Regional Manager, overseeing primarily affordable communities in Northern New England, North Carolina and Virginia. He helped transition and continues to oversee several Florida properties. He was promoted to Regional Director in 2014, and Regional VP in 2016.

Russ earned a Bachelor of Science Degree in Business Management from Green Mountain College. He began his career in property management in Western Massachusetts with a primary focus on residential condominium and commercial properties. After relocating to Southern Maine, he worked for two local companies managing market rate apartment communities, condominium associations and commercial space. Russ left HallKeen briefly from 2010 to 2011 for a position as Deputy Executive Director of the Portland Housing Authority. Russ holds Tax Credit Specialist (TCS) and Public Housing Manager (PHM) designations, and earned the Certified Property Manager (CPM) designation in 2013.

Russ is currently responsible for the management, operations and oversight of roughly half of the residential portfolio. He is passionate about providing high quality affordable housing and outstanding management services to low and moderate income residents.

Therese Maguire

SENIOR VICE PRESIDENT, OPERATIONS AND COMPLIANCE

Therese is responsible for the development, implementation and oversight of portfolio-wide operational, regulatory and administrative procedures for HallKeen Management's portfolio of affordable, conventional and assisted living properties and for the coordination of corporate training initiatives for the company. She has been employed at HallKeen Management since 1994. Ms. Maguire oversees a Norwood-based compliance department which includes the Assistant Vice President of Tax Credit Compliance, a HUD Regulatory Program Manager/Assistant Training Coordinator, a Compliance Project Manager and three Compliance Portfolio Managers. The department provides ongoing regulatory and administrative training, oversight and support to the residential and assisted living property management staff. The Operations and Compliance department also provides training, implementation and support of industry-related software to all site staff and conducts resident file audits and application approvals for all Low Income Housing Tax Credit properties.

The compliance department specializes in all affordable housing programs, including Low Income Housing Tax Credit, Section 8, RAD, Tax-Exempt Bonds, Section 236/Rent Supplement, HOME, various state-based affordable programs such as Chapter 13A (Massachusetts), SHIP and SAIL (Florida), as well as Rental Voucher programs and certificates provided by local housing authorities. In addition to her oversight of the department, Ms. Maguire's responsibilities also include analysis for HAP contract renewals, rent increase requests through HUD, MHFA and local housing authorities and due diligence on potential new acquisitions and fee-managed properties. She works extensively with property owners and regulators to maximize rental income and meet the owners' goals and objectives.

Ms. Maguire graduated from Bentley College with degrees in Business Communications and Accounting. Her professional certifications include a CPM® through IREM, a COS through the National

Center for Housing Management (NCHM), a CPO, SHCM and NAHP-e through the National Affordable Housing Management Association (NAHMA) and Spectrum's C¹⁷P (Certified Tax Credit Compliance Professional).

Courtney Mathiowitz

DIRECTOR OF MARKETING

Courtney is responsible for the company's marketing, leasing and creative strategy. She oversees the marketing department's campaigns and initiatives by working closely with the three marketing professionals in the department. The marketing professionals assist the property management teams in overcoming occupancy challenges, strategizing marketing efforts, public relations, branding, advertising, event planning and rent analyses.

Courtney collaborates and communicates with all of the departments at HallKeen on a regular basis. She is the main contact person for proposals, new business development and owner/client interaction. From new construction lease-ups, to stabilized properties Courtney and her skilled marketing team enter each task with winning positive attitudes and interpersonal skills to create success. Courtney obtained her BA in English from Hofstra University in 2006 where she excelled in creative writing and poetry. Before joining HallKeen Management in 2009, Courtney worked in the higher education publishing field for Jones & Bartlett as a Marketing Associate.

She has earned her National Apartment Leasing Professional (NALP) designation from the National Apartment Association in 2012; her Certified Tax Credit Compliance Professional (C3P) through SPECTRUM, and her Accredited Residential Manager (ARM) through Institute of Real Estate Management, as well as being enrolled in the 2017 Certified Property Manager (CPM) course load. Courtney received HallKeen's Corporate Super Star employee award in 2012. She is an active member and on the Board of Directors for the Rental Housing Association (RHA/NAA) in Boston and currently is the Chairperson for the NextGen Committee where she unites and promotes young leadership in the industry.

April Polimeni

VICE PRESIDENT, RESIDENTIAL MANAGEMENT

April has worked in the Real Estate and Property Management field for over 25 years. Before HallKeen Management and MB Management merged, April was the Director of Compliance and Management Support for MB Management.

She is a graduate of Northeastern University and also has several Professional Designations including Certified Assisted Housing Manager, Specialist in Housing Credit Management and Housing Credit Certified Professional. April has held a Massachusetts Real Estate Sales License and also completed the State of Massachusetts testing requirements to be a Real Estate Appraiser. April received her CPM designation in 2017.

April is responsible for half of HallKeen Management's residential portfolio; working closely and overseeing Regional Managers and Property Managers on all aspects of management and operations. Her portfolio spans from Cape Cod to New Hampshire and focuses on affordable housing such as Low Income Housing Tax Credits, HOME and Section 8 as well as market and mixed-income properties.

Stephen C. Roberts

SPECIAL PROJECTS DIRECTOR

Steve joined HallKeen in 2012 as the result of a merger with MB Management Company. Steve had been with MB since 1990, and served as its CEO from 1995 until the time of the merger. During his time at MB, Steve directed the property management operation as well as representing the General Partners in over 30 partnerships owning over 8,000 units. He performed asset management functions for those partnerships and directed re-financings, re-positionings, limited partner buyouts and property dispositions. He also specialized in turning around difficult properties and implementing organizational efficiencies.

Steve received his Bachelor's degree from the University of Massachusetts – Amherst. He later went on to receive a Certificate in Administration and Finance from the Harvard University Extension. Steve has been a member of IREM, NEAHMA, NAHMA, and the Rental Housing Association where he served as a Board member for several years. Steve previously served as the Chief of Staff for the Mayor of the City of New Bedford, MA and is currently the President of the Board of the Inter-Church Council of Greater New Bedford.

Warren Strong

SENIOR VICE PRESIDENT, ASSISTED LIVING

Warren Strong came to HallKeen with over 17 years of experience in the health care and assisted living industry. Previous to joining HallKeen, he spent nine years with Benchmark Senior Living where he had regional and multi-site responsibilities. During his career, he has successfully run a 259 bed nursing home and retirement center, opened and prefilled a 77 unit assisted living community, managed a 260 unit continuing care retirement campus and led five other assisted living communities ranging from 70 to 160 units. Multiple times in his career he has had multi-site responsibility for 400+ assisted living units.

Mr. Strong received his undergraduate degree in Ancient History and a Masters Certificate in Long Term Care Administration from the University of Connecticut. Warren holds numerous certifications to include: Assisted Living Residence Administrator, Licensed Nursing Home Administrator and CT Service Coordinator.

Kathleen Wilbur

SENIOR VICE PRESIDENT, HUMAN RESOURCES

Kathleen joined HallKeen in the spring of 2006 and is responsible for the oversight of Human Resources and Payroll functions. In addition to these functions she oversees staff in the areas of facilities and reception.

Ms. Wilbur has over twenty years of experience in both Finance and Human Resources which was gained working for prominent financial investment firms located in Boston. Ms. Wilbur brings experience in benefits, payroll, and employee relations to this position.

Ms. Wilbur received her Bachelor of Arts degree from Saint Michael's College and her Human Resource Certification from Bentley College.

MEMBERSHIPS & DESIGNATIONS

HallKeen is an Accredited Management Organization (AMO[®]) through the **Institute of Real Estate Management (IREM)**. In 2011, HallKeen was awarded the Accredited Management Organization of the Year by the Institute of Real Estate Management (Boston).

In 2013 and again in 2014, HallKeen was voted a Top Place to Work by the Boston Globe! In 2016 and 2017 HallKeen was voted one of the Best and Brightest Place to Work in Boston.

The Boston Globe
TOP PLACES TO WORK 2014



HallKeen is a proud and active member of the following organizations:

- Citizens Housing Planning Association (CHAPA)
- Community Association Institute (CAI)
- National Affordable Housing Management Association (NAHMA)
- National Apartment Association (NAA)
- National Trust for Historic Preservation
- New England Affordable Housing Management Association (NEAHMA)
- Real Estate Finance Association (REFA)
- Urban Land Institute (ULI)
- Waterfront Historic Area League (WHALE)
- Downtown New Bedford, INC
- Building Owners Management Association (BOMA)
- Commercial Real Estate Development Association (NAIOP)

In addition, HallKeen staff members currently hold the positions of IREM Secretary (Connecticut Chapter) and Rental Housing Association (RHA) NextGen Committee Chairperson.

HallKeen's staff members hold a variety of designations, including:

Accredited Residential Managers (ARM), IREM | Assisted Housing Managers (AHM), Quadel | Certified Apartment Managers (CAM), NAA | Certified Occupancy Specialists (COS), NCHM | Certified Credit Compliance Specialists (C³P – C⁹P) | Certified Managers of Housing (CHM), NCHM | Certified Managers of Maintenance (AHM) NCHM | Certified Professionals of Occupancy | Certified Property Managers (CPM), IREM | Housing Credit Certified Professionals (HCCP), NAHB | Management Occupancy Review Specialists (MORS), NCHM | National Affordable Housing Professionals (NAHP-e), NAHMA | National Apartment Leasing Professionals (NALP), NAA | Resident Services Coordinators | Site-Based Budgeting Specialists (SBS), NCHM | Specialists in Housing Credit Management (SCHM), NAHMA | Tax Credit Specialists (TaCCS), Quadel

HallKeen is a proud sponsor of organizations such as Friends of Boston's Homeless, The Jimmy Fund, Preservation Massachusetts, Horizons for Homeless Children, and the NHP Foundation.

Board of Directors

John Hall II
Principal

Andrew P. Burnes
President & CEO / Principal

Denison Hall
Principal

Donna M. Horan
Executive Vice President / Principal

Steve Roberts
Special Projects Director

Neil Khub
Executive Vice President / Principal

Warren Strong
Senior Vice President
Assisted Living

Mark Hess
Senior Vice President
Acquisitions & Development
/Principal

Terry Maguire
Senior Vice President
Operations & Compliance

Kathleen Wilbur
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Residential Management

April Polimeni
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Residential Management

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