



1524 South 16th Street Wilmington, NC 28401 • V 910.341.7700 • F 910.341.7760 • TDD 910.341.7740 • <http://wha.net>

Tyrone Garrett

Tyrone Garrett has over 28 years of local/state government and corporate/non-profit knowledge combined with organizational transformation; security and public safety; real estate development; affordable housing expertise; workforce development programming. Currently he serves as the Chief Executive Officer for the City of Wilmington Housing Authority, NC (WHA) with oversight as the City's largest affordable housing provider.

In June 2021 he began the Ty Garrett Group offering services in the areas of public housing technical assistance and troubleshooting; interim CEO administration for government and corporate entities; affordable housing development through RAD; mixed income housing development via LIHTC; non-profit strategic planning and board creation; owner representation and economic development all with an emphasis on human capital and resident engagement for the most vulnerable populations. During 2021 he assisted the Parker | Lawrence Firm of Nashville, TN with a Rental Assistance Demonstration (RAD) initiative for a respective client.

Before assuming the leadership role at WHA, Tyrone served as the Executive Director and Chief Executive Officer of the District of Columbia Housing Authority and Police Department (DCHA). He managed the agency's \$500 million budget and \$1 billion public housing portfolio that served nearly 50,000 residents over a four-year period creating an unprecedented "Transformation Plan", which began the New Barry Farm. During that same period, he restaffed the operations department and replaced a third-party management group supporting a Wells Fargo LIHTC initiative at Parkway Overlook.

He served for sixteen years as the Executive Director of the City of Long Branch Housing Authority with management oversight of both the Asbury Park and Red Bank Housing Authorities. Mr. Garrett guided the City of Long Branch Housing Authority to eight (8) LIHTC Awards utilizing three (3) subsidiaries, Maestro Community Development Corporation, Maestro Management and Compliance, and Shore Point Management and Maintenance Group in partnership and management with Penrose Partners and Conifer Realty in New Jersey along with Brinshore Development in Illinois. Handling redevelopment and LIHTC transactions that totaled over \$150 million dollars and a

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total of 600 units. In fact, Maestro was one of the first organizations to utilize the RBC Credit Enhancement Program created by HAI Group. Maestro served as one of the RAD guarantors for the Freeport Housing Authority in Illinois.

Tyrone is a graduate of the University of Virginia, Rutgers University School of Law and the state and local program at the John F. Kennedy School of Government at Harvard University. He has given numerous presentations throughout the nation on affordable housing. While being an adjunct instructor at both Rutgers University Bloustein School of Public Policy and Penn State University - Abington teaching four (4) courses: Strategic Planning; Organizational Change Management; Principles of Redevelopment and Asset Management. He has served as vice chair of both the advisory board of the Federal Home Loan Bank of NY and the HAI group Board of Directors.

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