



Kingdom Development, Inc., is a 501(c)(3) California nonprofit public benefit corporation (Kingdom) founded in 2015 by William Leach to enrich the lives of disadvantaged youths through the strengthening of families and the development of housing.

Kingdom carries out its exempt purpose, to improve the welfare of people by developing affordable housing, in three capacities.

- First, Kingdom develops affordable housing for all populations (family, senior, special needs, transition age youth, orphans, etc.) on its own and in partnership with for-profit and nonprofit developers.
- Second, Kingdom consults with for-profit and nonprofit developers as Financial Advisor, Construction Manager, Application Consultant, etc. to assist them in developing affordable housing.
- Third, Kingdom enhances the industry's ability to develop affordable housing by providing policy makers and industry practitioners insightful analysis to amplify the impacts they make for low-income families.

Kingdom's motto:

*Using our God-given talents to develop housing;
investing our God-given profits to develop hope.*

Kingdom is served by a volunteer board, volunteer officers, and three full-time staff members. It's headquartered in Riverside, CA, developing affordable housing in Southern California, and providing Financial Advisory services throughout all of California.



Kingdom is managed by its President and Chairman of the Board, William Leach, who has served the affordable housing industry for twelve years. During his 10 years at Palm



Communities, Inc., William served in roles such as Director of Acquisitions, Vice President of Development, and Vice President of Finance, developing 20 affordable communities totaling 1,314 units and managing a portfolio of 1,652 units. In the last three years, William has served as Financial Advisor and/or Construction Manager on 27 transactions, in the process of constructing/rehabilitating 2,730 units of affordable housing.

As of 8/22/2017, Kingdom has 595 units in its pipeline (233 in the planning stage, 218 obtaining financing, and 144 under construction). These 10 communities will meet the needs of 163 Special Needs Households, 122 Senior Households, and 310 Low-Income Families. Kingdom has continued its support of disadvantaged youths, currently providing financial support for 50 orphans/foster children.



Kingdom Development believes that everyone deserves a loving family and safe place to live.

#EndFamilylessness

Board of Directors

Kingdom's board of directors is a pragmatic group of public servants, dedicated to using their talents to love their neighbors. Comprised of pastors, law enforcement officers, military veterans, and business administrators, the board exemplifies delivering hope, protecting the community, defending the weak, and converting plans into action.

William Leach is an **Affordable Housing Developer** with 13 years' experience. William has a Bachelor's Degree from Southern Illinois University in Workforce Education and a Masters in Business Administration from University of Southern California. William also served in the United States Army for 10 years.

Keven Petty has been an **Assemblies of God Pastor** for 19 years. Keven has a Bachelor's Degree in Pastoral Studies and a Master's Degree in Church Leadership from Vanguard University, Costa Mesa, CA. Keven currently serves his community as a Pastor in Rialto, CA.

Ryan Roland, has been a **California Highway Patrolman** for 4 years. Ryan has a Bachelor's Degree in Kinesiology from Cal State Long Beach and has served his community as a lifeguard and Sports Medicine Trainer for youth programs. Ryan also provides passion and perspective, having aged out of foster care from the County of San Diego.

Jim Leach is a retired **County Administrator**, serving the Riverside County Department of Social Service for over 20 years. Jim has a Bachelor's Degree in Bible from Central Bible College and a Master's in Public Administration from Cal State San Bernardino. Jim also served as a US Marine for 5 years and currently serves as a Pastor in Jasper, Oregon.

Jerry Martin has been a **Law Enforcement Officer** for over 8 years. Jerry acts as an Officer Safety Trainer and Drug Recognition Expert. Jerry also serves his community as a tennis, softball, Jujitsu, and soccer coach to the youth in his community.

Advisory Committee

Caleb Roope, President of The Pacific Companies, an experienced developer of affordable housing, market rate housing, and charter schools

Josh Hamilton, Vice President of Lending for Century Housing., a Community Development Financial Institution, having financed over 25,000 affordable units

Thomas Hodgin, President of TAH Consulting, a General Contractor having built over 1,000 affordable housing units in the past 11 years



Peter Barker, President of Barker Management Inc., a property management company, currently managing approximately 10,000 affordable housing units

Why do for-profits, non-profits, and government agencies partner with Kingdom Development?

Kingdom Development Inc., a California nonprofit public benefit corporation (Kingdom) has proven itself a true servant to the affordable housing industry, the families it houses, and the children it brings hope to. It does so by being:

Insightful

Kingdom's President, William Leach, is a recognized expert in the 4% and 9% tax credit programs, with the foresight and technical understanding that helps partners structure deals, avoid pitfalls, and deliver on promises.

Effective

Kingdom's attention to detail and strategic thinking helps its partners maximize value and reduce waste. With its established track record of shaving months off of processes and generating additional proceeds for its partners, Kingdom helps the industry make a bigger impact with limited resources.

Mission Focused

Borrowing a principal from the US Military, "Mission First, People Always," Kingdom's board of practical administrators understands how to stay focused on the task at hand while keeping the public's interest at heart.



Rightly Motivated

Kingdom Development, Inc. is committed to investing its talents and reinvesting its profits into care for our disadvantaged youths and housing for individuals and families in need. Personal gain is nowhere on our radar.

Enjoyable

Kingdom's service minded staff are pleasant, precise, and collaborative. They work closely with stake holders with humility and honesty. Their ability to coordinate and communicate is second to none and their positive attitude is refreshing to have around.

Kingdom Development isn't just "an organization to secure the tax exemption;" it's an active



partner that knows how to avoid problems, expedite processes, and add value. Kingdom does so with a servant's heart, knowing when it's valuable to interject and when it's efficient not to. We look forward to the



opportunity of partnering with you, simultaneously effectuating your affordable housing goals and carrying out our mission:

using our God-given talents to develop housing; investing our God-given profits to develop hope.

How can you assist Kingdom Development, Inc. with fulfilling its purpose?

Worldwide, there is an egregious, **14 million children each year**, aging out of orphanages with no family to belong to and no place to call home. With a life expectancy of less than 30 years, these forsaken children must live a life where, according to studies, 15% commit suicide by age 18, 60% of girls engage in prostitution, and 70% of boys become hardened criminals.

Here in the U.S., there are roughly **100,000 children in the foster system awaiting adoption**, where the average wait is nearly 3 years. Sadly, each year 23,000 children age out of the foster system, never finding a family. These traumatized young adults are more likely than those in the general population to not finish high school, be unemployed, and be dependent on public assistance. They are significantly more likely to commit crimes, abuse drugs, experience homelessness, develop PTSD, and become parents at an early age.



While Kingdom Development, Inc. will never have the influence and resources needed to solve this epic problem, it has committed to using what it does have to make a big difference in a few lives. As of 8/22/2017, Kingdom financially supports 50 orphans and foster children through our partners: Rancho De Sus Ninos in Tecate, Mexico and foster-adoption programs in Riverside, California. We are also working in Southern California to develop housing and provide services to our youth aging out of foster care.

In order to finance these ministries, Kingdom accepts donations and earns fees for developing affordable housing. Being experienced affordable housing developers, we have learned to profitably develop quality housing for low-income individuals and families. Being a mission driven organization, we have committed to reinvest those profits into finding permanent loving families for disadvantaged youths. Thank you so much to those individuals and organizations who have been helping us fulfill our calling; we wouldn't be making a difference without you.



Every child
DESERVES
a family.



If you feel led to assist in our mission, give us a call to discuss your options. Patronage most commonly comes in the form of hiring Kingdom as your financial advisor or partnering with Kingdom as your Managing General Partner. Other forms of assistance would include: pro bono professional services, land donations, predevelopment loans, financial guarantees, and prayer.