



# ORANGE COUNTY BOARD OF SUPERVISORS

## Nomination for Boards, Commissions & Committees (Rev. 8/29/23)

Agenda Date: 12/5/2023

Item # \_\_\_\_\_

To: Members of the Orange County Board of Supervisors

cc: Clerk of the Board of Supervisors

From: Douglas Becht, Director, Office of Care Coordination

*It is my intent to appoint:*

Name: Milo Peinemann

Address: \_\_\_\_\_

City & Zip: \_\_\_\_\_

Day Phone: \_\_\_\_\_

Fax Number: ( ) \_\_\_\_\_

E-mail address: \_\_\_\_\_

To the:

**Commission to End Homelessness**

(Name of Board, Commission or Committee)

Position Slot: At-Large Representative

Name of incumbent being replaced or last known member: N/A

Term (Choose One):

2 Years Beginning Term Date: 12/5/2023 to Expiration Term Date: 12/4/2025

Term Concurrent with Supervisor's Term of Office

Term Concurrent with position

Vacancy occurred due to:

Resignation (attach letter of resignation)

Termination (provide reason for termination in remarks)  Death

Expiration of Term  Other (provide reason in remarks)

Nomination to:  Appoint  Reappointment  Newly Formed Committee

Qualifications:  Attached (must be attached for appointments and reappointments)

Remarks: \_\_\_\_\_

For Clerk of the Board Use Only

Clerk's Initials: \_\_\_\_\_ File I.D. \_\_\_\_\_ Needs a COI  Send Departure Letter

Contact Name \_\_\_\_\_ Supporting Agency \_\_\_\_\_  Mail or  Pony

Appoint/Complete:  Term Years \_\_\_\_\_  Term Dates: \_\_\_\_\_ to \_\_\_\_\_

CWS  Other \_\_\_\_\_

Check one:  Scheduled Vacancy  Unscheduled Vacancy

Posted on \_\_\_\_\_ to \_\_\_\_\_ Certification of posting attached.



APPLICATION FOR COUNTY OF ORANGE BOARD, COMMISSION OR COMMITTEE

ATTACHMENT D

(FOR COUNTY USE ONLY)

Return to:

County Executive Office
Office of Care Coordination
601 N. Ross Street, 5th Fl
Santa Ana, California 92701

Instructions: Please complete each section below. Be sure to enter the title of the Board, Commission or Committee for which you desire consideration. For information or assistance, please contact the Clerk of the Board of Supervisor's Office at (714) 834-2206. Please print in ink or type.

NAME OF BOARD, COMMISSION, OR COMMITTEE TO WHICH YOU ARE APPLYING FOR MEMBERSHIP (SEE LIST AT HTTP://WWW.OCGOV.COM/GOV/COB/BCC/CONTACT):

Orange County Commission to End Homelessness

SUPERVISORIAL DISTRICT IN WHICH YOU RESIDE: [ ] First [ ] Second [ ] Third [ ] Fourth [ ] Fifth

APPLICANT NAME AND RESIDENCE ADDRESS:

Myles II ("Milo") Anthony Peinemann
First Name Middle Name Last Name

[Redacted] [Redacted] [Redacted] [Redacted]
Street Address City State Zip Code

[Redacted] [Redacted]
Home Phone Number Cell Phone Number

[Redacted]
Email Address

CURRENT EMPLOYER: American Family Housing

OCCUPATION/JOB TITLE: Affordable & Supportive Housing Developer / Chief Executive Officer

BUSINESS ADDRESS: [Redacted]

BUSINESS PHONE NUMBER: [Redacted]

RESUMÉ: Please attach a current resumé to this application that includes your work history and any additional information that would be helpful in evaluating your application. Applications received without a resumé attached will not be considered.

ARE YOU A CITIZEN OF THE UNITED STATES: [X] YES [ ] NO

IF NO, NAME OF COUNTRY OF CITIZENSHIP: \_\_\_\_\_

ARE YOU A REGISTERED VOTER? [X] YES [ ] NO

IF YES, NAME COUNTY YOU ARE REGISTERED IN: Los Angeles County

**LIST ALL CURRENT PROFESSIONAL OR COMMUNITY ORGANIZATIONS AND SOCIETIES OF WHICH YOU ARE A MEMBER.**

<u>ORGANIZATION/SOCIETY</u>	<u>FROM (MO./YR.)</u>	<u>TO (MO./YR.)</u>
South Midway City Mutual Water Company	June 2022	Present
_____	_____	_____
_____	_____	_____

**WITHIN THE LAST FIVE YEARS, HAVE YOU BEEN AFFILIATED WITH ANY BUSINESS OR NONPROFIT AGENCY(IES)?**  YES  NO

**DO YOU OWN REAL OR PERSONAL PROPERTY OR HAVE FINANCIAL HOLDING WHICH MIGHT PRESENT A POTENTIAL CONFLICT OF INTEREST?**  YES  NO

**HAVE YOU BEEN CONVICTED OF A FELONY OR MISDEMEANOR CRIME SINCE YOUR 18TH BIRTHDAY? YOU ARE NOT REQUIRED TO DISCLOSE ANY OF THE FOLLOWING: ARRESTS OR DETENTIONS THAT DID NOT RESULT IN A CONVICTION; CONVICTIONS THAT HAVE BEEN JUDICIALLY DISMISSED, EXPUNGED OR ORDERED SEALED; INFORMATION CONCERNING REFERRAL TO AND PARTICIPATION IN ANY PRETRIAL OR POSTTRIAL DIVERSION PROGRAM; AND CERTAIN DRUG RELATED CONVICTIONS THAT ARE OLDER THAN TWO YEARS, AS LISTED IN CALIFORNIA LABOR CODE § 432.8 (INCLUDING VIOLATIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 11357(B) AND (C), 11360(C), 11364, 11365 AND 11550 – AS THEY RELATE TO MARIJUANA)?**

YES  NO

**IF YES, PLEASE EXPLAIN AND ATTACH ADDITIONAL SHEETS, IF NECESSARY.**


\_\_\_\_\_  
 \_\_\_\_\_

**PLEASE BRIEFLY EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD, COMMITTEE, OR COMMISSION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.**

Please see attached

\_\_\_\_\_

DATE: 8/30/2023

APPLICANTS SIGNATURE:   
 Myles A. Peinemann II

**CLERK OF THE BOARD OF SUPERVISORS USE ONLY – DO NOT WRITE BELOW THIS LINE**

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_  
Deputy Clerk of the Board of Supervisors

Date referred: \_\_\_\_\_

To:  BOS District 1     BOS District 2     BOS District 3     BOS District 4     BOS District 5  
 All BOS     BCC Contact Person Name \_\_\_\_\_

PLEASE BRIEFLY EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD, COMMITTEE, OR COMMISSION.

I would respectfully request the opportunity to return for another term on the Commission to End Homelessness in Orange County, and for the chance to work alongside commission members with the Director of Care Coordination to focus on regional policy and implementation strategies, affordable housing development, data and gaps analysis, best practice research, social policy, and systemic change.

I have more than 20 years of experience in housing and homeless services, and bring an in-depth understanding of homeless services and housing policy and development, including real estate lending and investment, and asset management of supportive housing. As Chief Executive Officer of American Family Housing, it is my role to drive the organization to fulfill its mission, overseeing all aspects of operations including development, finance, real estate, and program design and management. In my role as a practitioner in the area of affordable housing and homeless services, I am well familiar with the community, interested stakeholders, and what it takes to promote effective responses to homelessness within Orange County. The nonprofit I oversee, <https://www.ocnonprofitcentral.org/organizations/american-family-housing>, has developed or at times operated more than three-quarters of the housing units in Orange County that have been funded or are expected to be funded under the statewide Homekey program. These complicated programs involve real estate development, services integration, and collaborative relationships at all levels. Additionally, our team has been an early implementer of new approaches to sustainable services implementation, such as the integration of healthcare into housing.

The Commission offers an opportunity for us to promote greater community understanding of the complex dynamics underlying homelessness. We will need this understanding as we addresses gaps in services and resources in Orange County's System of Care for those experiencing homelessness.

Thank you for your consideration.

MILO PEINEMANN

## SUMMARY OF QUALIFICATIONS

- 20 years of senior management, relationship management, housing development, and non-profit finance experience.
- Proven record of strategic leadership and relationship-building in times of transition and change.
- Diverse background includes urban planning, real estate financial analysis and transactions, operational budgeting, and strategic planning.
- Secured projects and funding streams that increased sustainability and diversity of revenues, and enhanced relationships with internal and external stakeholders.
- Highly motivated, mission-driven.

## EXPERIENCE

### American Family Housing, Midway City, CA

CHIEF EXECUTIVE OFFICER- October 2017 to present

### New Directions for Veterans, Los Angeles, CA

CHIEF STRATEGY OFFICER - August 2016 to October 2017

Develop, communicate, execute and sustain organizational strategic initiatives. Key areas of responsibility include strategy development, resource allocation, and implementation.

SENIOR DIRECTOR OF HOUSING AND PUBLIC POLICY - October 2013 to August 2016

Oversee all activities related to the operations, financial and capital planning for permanent supportive and transitional housing, and rapid re-housing for veterans, including advocacy for, identification of and securing of revenues for operational and capital funds necessary to support program operations. Oversaw 45 staff in multiple departments including real estate and housing services.

### A Community of Friends, Los Angeles, CA

SENIOR MANAGER, PORTFOLIO PLANNING AND ACQUISITIONS - July 2013 to October 2013

ASSET MANAGER, FINANCIAL - Sept. 2011 to July 2013

Oversaw regulatory compliance, operational performance and financial performance for a portfolio of affordable housing developments. Responsible for activities related to financial and capital planning.

Union Bank, N.A., Community Development Finance, Los Angeles, CA

VICE PRESIDENT, RELATIONSHIP MANAGER, EQUITY/ LOAN ORIGINATIONS - April 2008 to Jan. 2011

Originated LIHTC investments, construction and permanent loans, and lines of credit.

PRIOR HOUSING DEVELOPMENT EXPERIENCE – 2003 to 2008

Worked at Community Corporation of Santa Monica in Santa Monica, CA; LINC Housing Corporation in Long Beach, CA; the Housing Services Bureau of the City of Long Beach, CA; and interned at Women Organizing Resources, Knowledge & Services (W.O.R.K.S.).

JOURNALISM EXPERIENCE - 1996 to 2001

Worked as a staff writer at various publications including the Los Angeles Business Journal, Los Angeles, CA; The Los Angeles Times, Times Community News, Los Angeles, CA; Courier-Life Publications, Brooklyn, NY; The Prague Post, Prague, Czech Republic; and interned at KPBS Public Radio News, San Diego, CA.

EDUCATION

University of Southern California 2004

Master of Planning, Recipient of merit-based scholarship

University of California, Berkeley 1995

Bachelor of Arts in History and English, High Distinction with Honors

University of York, England 1993 -1994

University of California Education Abroad Program