



## WE GROW COMMUNITIES

Since 1978, Triad Associates has helped communities throughout this region with strategic visioning, planning, funding solutions, implementation and management of projects. Over the years, our work has enabled us to secure nearly \$1 Billion dollars in financing to support various community and economic development projects.

We can provide you with a wide range of value-added services that will support your community's efforts to identify, fund and support a variety of projects. These services include:

- **Strategic Planning.** Triad can assist in developing Strategic Plans that outline your community's current and anticipated development projects and funding needs and provide a protocol for implementing and funding those projects. Strategic Planning can also include plans for your downtown, neighborhoods, or the structure of municipal government. These plans can help build consensus and provide agendas for revitalizing areas of your community or coordinating agencies and services.
- **Grant Writing.** Triad can identify an inventory of current State and Federal funding sources that can be used to leverage community funds and enhance the implementation of projects. In addition to uncovering appropriate opportunities, Triad has considerable expertise in the preparation, submission and successful implementation of grant applications.
- **Housing.** Triad can help your community achieve COAH compliance and develop affordable housing. Triad also can provide affordable housing management services. We have extensive experience working with non-profit and private sector development entities, housing authorities, redevelopment agencies, municipal governments and county governments in a variety of housing rehabilitation and development programs. Triad has assisted in the development of over 1000 units of affordable housing in Pennsylvania and New Jersey.
- **CDBG/HOME.** Triad can offer technical advice and assistance in developing policy planning and management capacity to carry out and monitor activities necessary for effective planning and implementation of Community Development Block Grant and HOME Investment Partnership Programs.

### New Jersey Office

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### Pennsylvania Office

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[www.triadincorporated.com](http://www.triadincorporated.com)  
[www.triadhousingprograms.com](http://www.triadhousingprograms.com)

- **Public/Private Leveraging.** Triad can assist in developing strategies that can lead to creative financing models and private sector partnerships designed to stimulate private investment and encourage public/private agreements and leveraging of funds.
- **Relocation/Acquisition Services.** Many times, one of the more difficult impediments to moving a large project forward is the need to relocate businesses or residences that may be in a designated Redevelopment Area or Right-of-Way. Triad has many years of experience relocating people and businesses for a range of redevelopment projects. This expertise can provide your community with a valuable service that can shave months off of the project timeline!
- **Project Pro-Forma.** Where you need assistance to develop a pro-forma that defines the details of a project's cost and operation, Triad can provide the expertise necessary to guide the development of the document.
- **Development of Revolving Loan Funds.** Triad has created, implemented and administered many revolving loan programs. The funds are used to leverage existing funding and provide direction and priority funding for business and economic development initiatives required to redevelop neighborhoods, revitalize downtowns and attract new private investment and businesses to the community

These are just a few of the ways that Triad Associates can leverage its community and economic development skills to meet the goals of your community. Our staff is well trained in public administration, communication and consensus building. We know how to work with political leaders, planners, and public agencies.

We look forward to working with you and providing you with the resources that can meet the demands of the rapidly changing world of project development and finance.

Thank you for your interest in our company.

Carolyn P. Zumpino  
President

Michael L. Zumpino  
Chief Executive Officer