

## **Curriculum Vitae**

**Paul Malinowski**  
**Prism Property Solutions, LLC**  
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### **PERSONAL**

Born: Chicago, Illinois, August 4, 1950  
Reside: Littleton, Colorado

### **EDUCATION**

- MS, 1974 - Urban Affairs, University of Wisconsin-Milwaukee
- BA, 1972 - Beloit College, Beloit, Wisconsin

### **ACTIVE LICENSES AND CERTIFICATIONS**

- Real Estate Brokers License since 1983, State of Colorado
- Certified Property Manager (CPM) since 1985, Institute of Real Estate Management (IREM)
- Numerous ongoing continuing education classes in a variety of topics

### **PROFESSIONAL PARTICIPATIONS**

- Served as Co-Chair of the National Association of Housing and Redevelopment (NAHRO) National Conference
- Served as President of the Colorado Chapter of the National Association of Housing and Redevelopment Officials for two years
- Served on the Board of Governors of the National Association of Housing and Redevelopment Officials for two years
- Served on the Housing Committee and the Professional Development Committee of the National Association of Housing and Redevelopment Officials for two years each
- Served on the Tributes planning committee of the Apartment Association of Metro Denver
- Serve on the board of Home2Home, a local non-profit organization dedicated to housing options for people with developmental disabilities

## **RELEVANT PROFESSIONAL EXPERIENCE**

*2016-Present CEO & Owner, Prism Property Solutions, LLC*

The mission of Prism Property Solutions, LLC is to provide expert witness services to parties in civil litigation and consulting services to operators of real estate. Currently I have no employees.

*2000-2015 CEO & Owner, Pillar Property Services, LLC, Denver Colorado*

- Started company that specializes in performing third-party fee management of multi-family apartments. Within that field we gained a recognition in the specialization of affordable housing and special needs populations although we also managed conventional apartments, HOAs and some commercial space
- At the time of sale of Pillar in 2015, we managed about 50 multifamily communities throughout the State of Colorado totaling about 2,000 units for numerous third-party clients
- Performed buyer-brokerage services resulting in the purchase of numerous apartment complexes for clients. I also listed and successfully sold a client's apartment complex
- Performed a variety of consulting services for governmental agencies, including but not limited to the Fort Collins Housing Authority, City of Denver, Burlington Housing Authority, Boulder Housing Partners, Community Action Agency of Southern New Mexico and Longmont Housing Authority
- Administered federal stimulus program (Neighborhood Stabilization Program – "NSP") for Jefferson County, Colorado. Purchased, rehabbed and resold 15 single-family homes in Lakewood and Arvada, Colorado
- Successfully supervised staff of up to 40 employees spread throughout the state

*1996-2000 Executive Vice-President, Rocky Mountain HDC, Inc., Denver, Colorado (now called Archway Housing and Services, Inc.)*

- Started property management division. Grew portfolio from no units and no clients to 219 units and six clients in eighteen months. Also managed our own property, a 72-unit apartment building
- Developed and implemented all property management policies and procedures as well as installed property management software
- Served as buyer-broker for a client and successfully completed purchase of six apartment buildings, one of which also was mixed use
- Oversaw development and construction of 72-unit apartment complex in Lakewood
- Began developing 60-unit apartment complex in Arapahoe County
- Successfully obtained \$125,000 grant from Arapahoe County to pay for required off-site improvements for above project
- Successfully subdivided land in Lakewood to sell to builder for 26 townhouse units

*1988-1996 Executive Director, Englewood Housing Authority, Englewood, Colorado*

- Performed hands-on supervision of all aspects of property management of 240 units
- Designed and implemented award-winning Project BUILD Program that developed and successfully sold new single-family housing during economic downturn (award given by Denver Regional Council of Governments (DRCOG) for Most Innovative Program)
- Administered housing rehabilitation loan program utilizing consortium of four lenders and grant funds
- Led planning the development of ten-unit townhouse project that was successfully constructed after I left
- Implemented a program to move existing houses from Denver to Englewood for rehab and reoccupancy
- Oversaw administration of 350 Section 8 Certificates and Vouchers
- Responsible for refinancing, with favorable terms, eleven units owned by a private non-profit group
- Successfully supervised staff of 13 employees

*1986-1988 Property Manager, First Columbia Management Inc., Seattle, Washington*

- Performed property management and oversaw site management of 15 properties totaling about 1,000 units in the states of Washington, Wyoming and Colorado
- Developed and implemented a training program for on-site managers
- Responsible for entire rehab process of 74 units in Capitol Hill neighborhood in Denver

*1977-1986 Executive Director, Grand Junction Housing Authority, Grand Junction, Colorado*

- Developed and managed a 107-unit apartment building for seniors, including site selection, procurement of architectural services, negotiations with general contractor and establishment of property management policies
- Responsible for all aspects of development (same as above) of 30 units for low-income families comprised of 24 multi-family units and six single-family units
- Oversaw completion of a 72-unit senior apartment complex
- Managed all properties developed by our agency
- Oversaw administration of approximately 200 units of Section 8 Certificate Program
- Served as consultant to a non-profit organization for the development and management of housing for the chronically mentally ill.
- Instituted a successful housing rehab loan program utilizing city lending institutions and grant funds

*1973-1976 City Planner, City of Green Bay, Wisconsin*

- Designated as Neighborhood Planner and assigned to work with neighborhood groups in developing neighborhood plans as part of overall comprehensive plan
- Administered first two Community Development Block Grant Program grant applications awarded to the City and then administered all its programs totaling \$2 million annually
- Served as Relocation Agent for the City of Green Bay assisting displaced residents to find new housing and administering federal regulations regarding the relocation

**LEGAL AND EXPERT WITNESS EXPERIENCE**

- Serving as an expert witness in a Colorado premises liability lawsuit in 2019 (Lanier v Springfield et al)
- Serving as an expert witness in a Colorado premises liability lawsuit in 2019 (Holston v BRE Piper MF Canyon Reserve Co, LLC et al)
- Served as an expert witness in a Colorado civil lawsuit in 2018 alleging personal injury by a party sustained on premises (Guerrero v Stein Mart) – Written report, case settled
- Served as an expert witness in a Colorado civil lawsuit in 2018 alleging wrongful death by party sustaining injuries on the premises (Brown v AMC Longview) – Written rebuttal report, case settled
- Retained as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a resident of an apartment building by another person on the premises (Jane Doe v Rio Grande Denver, LP) – Case settled before written report submitted
- Served as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a guest of a commercial entertainment establishment (Brinkman v Anbach) – Written report, deposition, case settled
- Served as an expert witness in a Colorado civil lawsuit in 2017 regarding personal injury sustained by a tenant of a property owner (Garrett v Ski Country Resorts Management Co, Inc.) – Report, case settled
- Served as expert witness in a multiple-party Colorado civil lawsuit in 2016-2017 regarding a property owner and its property management company (Newcastle Properties, Inc v Kinnickinnic Realty Inc) – Report, rebuttal report, deposition, trial testimony
- Served as resource in a fair housing complaint in 2015 against an operator of multi-family housing
- Served on a three-person arbitration panel in an eminent domain valuation dispute claim in approximately 2010 brought by a landowner against the Regional Transportation District (RTD) in Jefferson County, Colorado. The other two panelists were attorneys
- Served as expert witness in a Colorado first amendment lawsuit in late 2000s of former employee of a governmental agency against the agency (Vanegas v Brighton Housing Authority) – Written report, deposition

- Served as expert witness in Tax Credit Compliance lawsuit in Colorado in 2004 for a co-general partner against their other general partner (Coughlin v Legacy Partners) – Written report, trial testimony
- Served as expert witness in Fair Housing lawsuit in Colorado in the early 2000s for an operator of multifamily housing (Aurora Housing Authority)
- Appointed Court Monitor by Denver District Court in lawsuit that involved the Delta (CO) Housing Authority; served as “receiver” for about four months in late 1970s until I hired and trained a permanent replacement

### **References for Legal Work**

- Shannon Petersen – Sheppard Mullin (San Diego) – (858)720-7483
- Sommer Luther – The Gold Law Firm - (303) 694-4653
- Pamela Maass – The Gold Law Firm - (303) 694-4653
- Amy Miletich – Miletich PC – (303) 825-5500
- Wes Wollenweber – (303) 332-1793

### **PROFESSIONAL ACCOMPLISHMENTS**

- Wrote two articles on procurement published in trade magazines in the 1980's
- Winner of “Housing Professional of the Year” by Mountain Plains Regional NAHRO in 1993
- Pillar Property Services, LLC won “Best Affordable Housing Community Team” from Apartment Association of Metro Denver in 2005 at its Tributes Award Ceremony
- Wrote the article *At Your Expense* in the Journal of Property Management (IREM) in 2010
- Speaker and/or panelist at numerous conferences and classes including with Housing Colorado and the National Association of Housing and Redevelopment Officials
- Instructor for the REACH program sponsored by the Colorado Housing Finance Authority (CHFA) in various property management topics 2016-2018