

David J. Levy

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July 10, 2015

Mr. Adam Chapdelaine
Town Manager
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Re: Community Preservation Committee member – letter of interest

Dear Adam,

Please accept this cover letter and resume as evidence of my strong interest in serving as a member of Arlington's Community Preservation Committee (CPC). I understand that there are four general public positions open as part of this newly established nine-member committee, and I would appreciate your consideration.

As an affordable housing professional, I am familiar with the Community Preservation Act (CPA), its funding mechanism, allowable uses, and general goals. As an Arlington resident of nearly 15 years and an active member of this community, I have a solid understanding of the needs of the Town with respect to affordable housing, recreation and open space, and preserving historic resources. Further, my work directing an Arlington-based non-profit organization as well as my volunteer work in Arlington gives me a breadth of knowledge that would be beneficial to the CPC and future recipients of Arlington's CPA funds.

For nearly nine years I served as the Executive Director of the Housing Corporation of Arlington (HCA), a local, affordable housing advocacy and development organization. I have in-depth knowledge of Arlington's affordable housing history, needs, and the challenges associated with creating this type of housing in the dense, semi-urban community that is Arlington. During my tenure at HCA, I fostered strong and productive relationships with town officials and committee members as well as those residents most in need of affordable housing. As a career affordable housing professional, I have worked as a project manager, executive director, loan underwriter, and am currently a principal at New Seasons Development LLC, an affordable housing development and consulting company.

My volunteer work in Arlington includes serving on Arlington Town Meeting from 2006 to 2012 and on the Arlington Historic Districts Commission from 2009 to 2012. I have an excellent attendance record in my capacity in these positions, which have provided me with intimate knowledge of the Town's budget priorities and its inventory of historic structures.

I believe both my professional and volunteer experience in Arlington have prepared me to be a viable and effective CPC member. I would be pleased to provide a list of professional and Arlington-based references at the Town's request.

Sincerely yours,



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- A skilled housing development professional who builds and implements strategies always with the welfare of the organization, project, and client in mind. Driven with energy and integrity, detail-oriented with an ultimate priority on customer satisfaction. -

Experience

Principal, New Seasons Development, Concord, MA

June 2014 – Present

Owner and principal of real estate development and consulting firm launched in 2014. Responsible for overall revenue generation, financial management, real estate development, marketing, client relations and company operations. Consultant services include financial modeling, rehabilitation and construction planning and monitoring, project management and close-out services.

Senior Project Specialist, MassHousing, Boston, MA

August 2012 – May 2014

Served as project underwriter for the Commonwealth's Affordable Housing Trust Fund. Reviewed housing proposals for affordable and mixed-income rental developments. Worked collaboratively with state agencies to evaluate project viability with respect to design, development team, budgets, and marketability. Negotiated business terms with prospective borrowers, prepared recommendation proposals, and facilitated funding for projects. Coordinated loan closings with legal counsel and other project lenders. Monitored construction progress and loan close out. Formulated workout/restructuring strategies to ensure the successful completion of all projects and avoid the loss of affordability.

Executive Director, Housing Corporation of Arlington, Arlington, MA

December 2003 – May 2012

Provided leadership and vision for recently revived non-profit affordable housing agency in high-opportunity, metro-Boston community. Managed four-person staff, property management company, real estate assets and \$1.3 million operating budget. Led housing stabilization programs, real estate development team and community engagement activities. Increased donor fundraising by almost 50% in last six years. Quadrupled organization's real estate assets in less than eight years (\$4mm to \$18mm). Tripled organization's membership in first five years (100 to 300+).

Senior Project Manager, CASCAP, Inc., Cambridge, MA

March 2002 – December 2003

Project Manager

May 1999 – March 2002

Managed real estate development projects to acquire and transform neglected, historic properties into attractive, affordable apartments for very low-income, disabled adults. Initiated, managed and completed four projects in 4 years: 38 units of housing; \$6.2 million TDC; 100% of fees collected. Responsible for all aspects of the real estate development process. Served as interim housing director. Managed three-person staff.

Project Manager, Somerville Community Corporation, Somerville, MA

April 1996 – May 1999

Managed the development of affordable housing for first-time homebuyers and low-income renters. Responsible for all aspects of real estate development process. Marketed homes for low-income, first-time homebuyers. Analyzed demographics, housing trends and economic forces to inform community outreach strategies.

Internships – Worcester Housing Partnership, Preservation Worcester, State Rep. Kay Kahn

April 1992 – December 1995

Education

Clark University, Worcester, MA

Class of 1993

Bachelor of Arts in Urban Geography

Service

Commissioner, Arlington Historic Districts Commission

2009-2012

Board of Directors, Lexington Montessori School

2010-2014

Town Meeting Member, Arlington, MA

2006-2012

Board of Directors, Somerville Community Corporation

2000-2002
