

Roster of Development Team

Development Team- 10 Sunnyside Avenue, Arlington

Project Sponsor: Housing Corporation of Arlington (HCA)

Primary Contact: Erica Schwartz, Executive Director

<https://www.housingcorporationofarlington.org>

The Housing Corporation of Arlington (HCA) was founded in 1986 to address rising real estate prices and the lack of affordable housing in the Town of Arlington. Today, HCA provides and advocates for decent, affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity. HCA envisions a vibrant, economically diverse Arlington that offers a wide range of affordable housing that blends into the community. HCA housing is safe, attractive, environmentally sound, and affordable in perpetuity. HCA envisions a community of resident leaders who engage in the civic conversation to make our town more affordable and inclusive. HCA's members drive this vision. Members include tenants, homeowners, congregations, businesses, and others who invest time, money, and other resources to keep our town diverse and stable.

Relevant Low Income Housing Tax Credit Experience:

PROJECT	YEAR COMPLETED	NUMBER OF UNITS
Capital Square	2013	32
Downing Square/Broadway Initiative	2022	48

Development Consultant: Gabby Geller Consulting LLC

Primary Contact: Gabby Geller, Owner

gabbygellerconsultingllc.com

Gabby Geller has more than 25 years of experience as an affordable housing and community development professional. Over that time, Gabby has worked through complex planning, policy, financing, and real estate challenges. Ms. Geller's direct project management portfolio features over 2000 units of primarily affordable but also, mixed-income, mixed-use housing. Ms. Geller has frequently on projects with a strong public private partnership component.

Design Team: Utile Design
Primary Contact: Nick Buehrens
<https://www.utiledesign.com>

Utile is a Boston-based design firm built like a think tank. We thrive on solving complex problems in intelligent and pragmatic ways. From theoretical issues that frame policy to the practical implementation of architectural commissions, Utile develops a rigorous research-based approach for finding the best solutions. Utile believes that multifamily housing must provide basic shelter but should also create a sense of community. Multifamily urban housing is a microcosm of the city and should engender all the vibrant interaction of its residents as happens in the larger community. The key to designing a healthy community is to create the proper balance of public and private spaces. Mixed uses in a residential context are an excellent opportunity to enrich these relationships between the residents and the neighborhood by creating more complete daily use patterns and points of contact between residents.

General Contractor: Bald Hill Builders, LLC
Primary Contact: Sean Whalen
<https://baldhillbuilders.com>

Bald Hill Builders was founded in 2004 and is a certified Women-owned Enterprise. Bald Hill Builders supports the development of affordable and sustainable housing to attract and retain a diverse population; stabilize and strengthen neighborhoods; and support workforce housing through the construction and rehabilitation of affordable housing construction projects. BHB believes construction funds should remain in the communities in which we work, providing economic opportunities to a diverse local workforce and material suppliers.

Local Zoning Attorney: Krattenmaker O'Connor & Ingber P.C.
Primary Contact: Mary Winstanley O'Connor, Esq.
www.koilaw.com

Transactional Attorney: KJP Partners LLP
Primary Contact: Kurt A. James, Esquire
www.kjppartners.com

Civil Engineer: Samiotes Consultants, Inc.
Primary Contact: Stephen Garvin
<https://samiotes.com>

Landscape Architect: Offshoots, Inc.
Primary Contact: Kate Kennen, RLA
www.offshootsinc.com