

David J. Levy

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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

Real Estate and Affordable Housing Consultant

June 2014 - Present

- **Owner/Principal, Community Square Associates, Arlington, MA** (April 2016 – Present)
- **Principal, New Seasons Development, Concord, MA** (June 2014 – April 2016)

Owner and principal of real estate development and consulting firms. Responsible for overall revenue generation, financial management, real estate development consulting, marketing, client relations and company operations. Consultant services include financial peer review, pro forma modeling, deal strategy, feasibility analysis, program design, financing applications, overall project management services, construction planning and monitoring, and project 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

May 1999 – December 2003

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.

Education

Clark University, Worcester, MA

Class of 1993

Bachelor of Arts in Urban Geography

Service

Selectmen Appointee, Arlington Community Preservation Act (CPA) Committee	2015-Present
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
