

Ryan Kiracofe



To Whom it May Concern,

I am a passionate and community-driven affordable housing developer with a background in urban planning, and would be honored to serve on Somerville's Community Preservation Committee. As Associate Developer of Mixed-Income and Affordable Housing at Pennrose, a leading affordable housing developer, I see first-hand how thoughtful open space and safe, stable, accessible housing can serve as a foundation for successful lives. I love living in Somerville and am thrilled at this opportunity to help more people thrive, remain, and succeed here. The CPC is an amazing group whose investments reflect our community's values. I believe that as an experienced, enthusiastic planner and housing professional, I would be a thoughtful and collaborative steward of the CPC's funds, putting taxpayer dollars to work in ways that maximize the positive impacts on our city.

In my role at Pennrose, I lead due diligence, financing, permitting, and new business development processes for mixed-income and affordable rental housing developments across New England. In Boston, I'm proud to work on The Pryde, New England's first LGBTQ-friendly senior affordable housing development, which is currently under construction. The Pryde consists of the revitalization of a former Boston public school in Hyde Park as 74 units of income-restricted senior housing, with supportive services specifically tailored to the unique challenges faced by low-income LGBTQ elders. The project stands as an example of the transformative work that can be done when private dollars meet public commitment; I was honored when I applied for and won \$2,000,000 in City of Boston Community Preservation Act funds for the project, money which will help provide safe and affirming homes for some of Greater Boston's most vulnerable residents. In my Pennrose team's projects, which range from new construction affordable townhomes on a dilapidated former public housing site in Hartford, CT, to the adaptive reuse of a former bank office building as affordable and workforce apartments on Cape Cod, I deal every day with the complexity – and immense impact - of transformative housing projects. While not having worked in Somerville to date, I would love to offer my passion and expertise to the city I have called home for the last 7+ years.

I earned my Master's degree in city planning in 2017 at MIT, where my research focused on processes that enable holistic-minded private real estate development. My thesis examined firms in Pittsburgh and Cincinnati, evaluating the ways in which their decisions focused on building a nascent market for diverse, urban living versus purely making profit. I spent a summer working to finance catalytic mixed-income housing projects for a community-focused private developer in Panama City, Panama, and interned for a year at Boston's Metropolitan Area Planning Council, where I built economic development strategies for the city's dense inner suburbs.

After graduating from MIT, I spent nearly three years at RKG Associates, a planning, real estate, and economic consulting firm. At RKG I lead economic development strategies, housing studies, real estate feasibility analyses and other projects for communities as small as 10,000 residents, and as large as 750,000. I am a confident writer and presenter, always focused on messaging and the needs of the end-user.

As a proud Somervillian relentlessly focused on placemaking, smart growth, and creating cities that work for everyone, I humbly ask for your consideration for the open role on the Community Preservation Committee. Thank you for the work that you do, and I hope to hear from you soon.

Sincerely,

Ryan Kiracofe

My name is Ryan Kiracofe, I'm from East Somerville and am a passionate and community-driven affordable housing developer with experience in planning and economic development. In my job at a developer of mixed-income and affordable housing, I work on creating thoughtfully-designed open space and safe, stable, accessible homes across New England for folks who need them. In Boston, my team and I are working to convert a former school into 74 units of LGBTQ-friendly senior affordable housing. I deeply understand how both private dollars and public commitment are needed to address our region's housing crisis, and how design and investment decisions should always be made with the community and its residents at their core. I earned my Master's degree in city planning from MIT, where my research focused on processes that enable community-focused real estate development and investment in impactful open spaces.

# Ryan D. Kiracofe

## Work Experience

### **Pennrose**

**Boston, MA**

#### **Associate Developer, Mixed-Income & Affordable Housing**

2020-Present

- Lead due diligence, financing, permitting, and project management tasks for affordable multi-family developments in MA, CT, RI
- Create and pitch responses to public RFPs, presenting at public meetings and forums
- Lead applications for financing from public and private partners including state agencies, private lenders, and tax credit investors
- Manage forecasting and capital budgets for developments from conception through construction and lease-up
- Help lead project teams of architects, engineers, historic consultants, general contractors and other trade professionals

### **RKG Associates**

**Boston, MA**

#### **Senior Urban Planner / Real Estate Market Analyst**

2017-2020

- Lead real estate financial & market feasibility analysis for private landowners & public development authorities
- Develop site plans & urban design programming for downtown revitalization strategies & master plans
- Deliver economic development strategies, housing studies, and downtown revitalization plans to public agencies
- Lead public engagement processes and present findings and recommendations to clients, politicians, and residents
- Create responses to RFPs and present at interviews for successful submissions

### **Procter & Gamble**

**Boston, MA**

#### **Finance Analyst, North America Shave Innovation & eCommerce**

2011-2015

- Lead analysis & planning for initiative launches worth over \$300 million in sales

## Education

### **Massachusetts Institute of Technology**

**Cambridge, MA**

Master of City Planning

2017

City Design & Development Concentration

Thesis: Private Firms & Holistic Real Estate Development in Re-urbanizing Second-Tier Cities: Pittsburgh & Cincinnati

### **Boston College**

**Chestnut Hill, MA**

Bachelor of Science, Cum Laude

2011

Carroll School of Management: Finance/Marketing Double-Major / Hispanic Studies Minor

## Internships & Affiliations

### **Metropolitan Area Planning Council – Economic Development Intern**

**Boston, MA**

- Lead economic development analysis & strategy for gateway cities including Salem and Foxboro, MA

2016-2017

### **Conservatorio, S.A. – Development Intern**

**Panama City, Panamá**

- Developed firm's first holistic valuation model, incl. property level reports for evaluating financial & community impact

2016

### **Central Square Business Association – Property Database Intern**

**Cambridge, MA**

- Created flexible database for identifying economic & real estate trends among businesses in vibrant business district

2016

## Leadership

- Co-Chair, Urban Land Institute Boston/New England Young Leaders Group (2020-Present)
- Executive Board & Treasurer, MIT Urban Planning Graduate Student Council (2016-2017)

## Skills

- Software: Adobe Creative Cloud, ArcGIS, EMSI, ESRI Business Analyst, IBIS World, Microsoft Office
- Languages: Proficient Spanish, Basic Mandarin Chinese

## Interests & Experiences

- Volunteer ESL Teacher, Boston Chinatown Neighborhood Center (2013-2015)
- Volunteer English & Western Culture teacher, Tainan, Taiwan (2011)
- Running (Three marathons; NCAA Division I Cross Country & Track for Boston College, 2007-2011)
- Former president of Boston's official supporters' club for Arsenal FC soccer team

**References provided upon request.**