

ERIC NOVAK

888 West 2nd Street, Suite 300, Reno, NV 89503
(775) 786-2003 voice; (775) 201-9655 fax
(775) 240-6080 mobile
eric@praxisreno.com

EXPERIENCE:

Principal, Praxis Consulting Group LLC (2004 – Present)

Provide technical assistance and capacity building services to developers of affordable and service-enriched housing and to public housing authorities and public agencies. Carry out public policy research on a variety of community development topics.

Examples of current and recent work includes:

- Development Finance and Project Management—Assembled and closed the financing for 45 affordable housing developments totaling over 3,500 units and \$540 million in financing. Financing sources included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent low-income housing tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.
- Housing Needs Assessments—Prepared housing needs assessments and development barriers studies in a number of jurisdictions, including rural Nevada (2006), Washoe County, NV (2007), Humboldt County, NV (2008) and Incline Village/Crystal Bay, NV (2009).
- Public Housing Portfolio Assessment / Development Finance Consulting—Provided technical assistance to public housing authorities in the areas of strategic planning, portfolio assessment, RAD and mixed-finance development and HOPE VI and Choice Neighborhoods Initiative applications and implementation. Current and recent clients include the Dallas Housing Authority, Alaska Housing Finance Corporation, Berkeley Housing Authority, Denver Housing Authority, Housing Authority of the City of El Paso, Housing Authority of the County of Salt Lake, Hawaii Public Housing Authority and the Southern Nevada Regional Housing Authority.

Associate Director, Affordable Housing Resources Council, Reno, NV (2002 – 2003)

Oversaw the development of the Silver Sky Assisted Living Residence, a 90-unit affordable assisted living community—Nevada's first residence using tax credit equity and Medicaid waiver reimbursement. Developed project concept, prepared funding applications, oversaw all predevelopment activities. (Project completed in May '06.)

Project Manager, Affirmative Investments, Inc., Boston, MA (1999 – 2002)

Managed the development of affordable and service-enriched elderly housing for housing authorities and non-profit corporations. Projects included: Silver Lake Commons, a 75-unit supportive elderly housing development for the Housing Authority of the City of Pittsburgh (completed 2003); Neville Place at Fresh Pond, a 72-unit mixed-income assisted living facility for the Cambridge Housing Authority (completed 2001); and 41 units of mixed-income rental housing and ownership condominiums in Manchester-by-the-Sea, MA for the Manchester Housing Authority (completed 2004).

Planning Officer, Massachusetts Institute of Technology Planning Office, Cambridge, MA (1997 – 1999)

Oversaw the planning of two new student dormitories: Simmons Hall (350 undergraduate beds; completed Fall 2002) and Sidney Pacific Graduate Student Residence (700 beds; completed Fall 2002). Prepared project schedules, plans, and budgets. Managed predevelopment consultants, including architects, planners, and construction coordinators. Facilitated community meetings and programming process. Oversaw regulatory approval process.

Project Manager, Tise, Hurwitz & Diamond, Inc., Brookline, MA (1995 – 1997)

Consulted to public housing authorities nationally in the creation and implementation of public housing HOPE VI revitalization plans. Prepared HOPE VI Plans for the New York City, Charleston, WV, and Hartford, CT Housing Authorities. Managed interdisciplinary project teams in the areas of design, engineering, development finance, property management, economic development and supportive services. Co-authored *Public Housing Mixed Finance Guidebook*, prepared for HUD.

Senior Associate, Technical Development Corporation, Boston, MA (1992 – 1995)

Consulted to non-profit and governmental organizations in the areas of strategic planning, organizational assessment, program evaluation, fund raising, and policy analysis. Researched and wrote reports and manuals on best practices in a variety of housing and human service areas. Evaluated the effectiveness of new and innovative programs for staff, funders and policy makers. Developed fundraising strategies and assisted clients in approaching corporate and charitable foundations and members for support.

Intern, The Ford Foundation, Urban Poverty Division, New York City (1990)

Researched and wrote an evaluation of the Foundation's grant-making to support the capacity of community development corporations in targeted U.S. cities.

Housing Relocation Specialist, American Red Cross, New York City (1987 – 1989)

Developed permanent housing resources for homeless families in this innovative transitional housing program. Designed housing rights and apartment search materials and led workshops with clients and staff. Coordinated client referrals to government-assisted housing. Designed and directed follow-up program for rehoused families.

Housing Specialist, Astella Development Corporation, Brooklyn, NY (1985 – 1987)

Coordinated housing services. Packaged home improvement loans, organized community meetings and workshops, mediated in tenant/landlord disputes, and edited the community newsletter.

EDUCATION:**Massachusetts Institute of Technology, Cambridge, MA (1991)**

Masters in City Planning; Charles Abrams Scholarship, American Planning Association

Coursework: housing and human service policy, real estate finance, housing market analysis, advanced statistics, planning law, microeconomics, and bargaining and negotiating.

Thesis: "Where Are They Now?: The Rehousing of Homeless Families in New York City." Using case studies and statistical analysis, evaluated and provided recommendations for improving a state program placing formerly homeless families in middle-income housing developments.

University of California at Santa Cruz, Santa Cruz, CA (1987)

Bachelor of Arts with Special Honors, Sociology