

Brian Goggin

Affordable Housing Real Estate Developer and Urbanist
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WORK EXPERIENCE

True Ground Housing Partners • *Arlington, VA*

Policy and Project Manager

Associate Project Manager

Real Estate Associate

2022 - Present

2020 - 2022

2018 - 2020

Major responsibilities:

- **Policy and Advocacy:** Leading True Ground's outreach to local and state governments on housing policy matters.
- **Financial modeling:** Assessing financial feasibility of existing and potential new projects.
- **Budgeting:** Managing project budgets and payments to the contractors before, during, and after construction.
- **Financing applications:** Applying for and securing debt and equity financing from the federal Low-Income Housing Tax Credit program, local housing trust funds, and private banks.
- **Site control:** Negotiating purchase and sale contracts with land sellers and conducting initial due diligence.
- **Permitting:** Obtaining permitting and entitlement approvals from local government.
- **Closings:** Managing diverse stakeholders for financial closings to start construction.
- **Contracting:** Negotiating contracts with architects, engineers, general contractors, and legal counsel.

Major projects:

- **[Policy Communications:](#)** Letters and testimony in support of affordable housing at the state and local level
 - **Example:** Organized [Terwilliger Policy Forum](#) with state and local officials at the grand opening of the Terwilliger Place affordable housing project
- **Clarendon Presbyterian Church Redevelopment:** Early-stage predevelopment for a church-to-housing redevelopment.
 - **Roles:** Lead project manager, financial modeling, managing schematic design and entitlement process.
- **Avonlea Senior Apartments:** New construction of 130 units in Loudoun County, VA.
 - **Roles:** Lead project manager, financial modeling and budgeting; managing architect and contractor; financing applications, leading project closing.
- **[United Homes at Ballston:](#)** New construction of 144 units in Arlington, VA. Co-development and ground lease with Central United Methodist Church of Ballston.
 - **Roles:** Financial modeling and budgeting; Virginia state financing applications; closing due diligence.
- **[Loudoun View Senior Apartments:](#)** New construction of 98 units in Loudoun County, VA.
 - **Roles:** Managed legal and financial closing; Virginia state financing applications; HUD subsidy layering review.
- **[Queens Court Apartments:](#)** New construction of 249 units in Arlington, VA for \$108M. Redevelopment of existing garden-style apartments into 12-story high-rise in Rosslyn.
 - **Roles:** Financial modeling and budgeting; managed construction draw process; Virginia state financing applications; lease up financial projections and tax credit adjusters.
- **[Oakwood Meadow Senior Apartments:](#)** New construction of 150 units in Fairfax County, VA. Ground lease with the Fairfax County Redevelopment and Housing Authority.
 - **Roles:** Managed closing due diligence; Virginia state financing applications; HUD subsidy layering review.
- **[Fisher House Apartments:](#)** Renovation of 68 units in Arlington, VA for \$29M. Scattered site involving resident relocation.
 - **Roles:** 8609 application for tax credits; lease up financial projections and tax credit adjusters

WRITING EXPERIENCE

Greater Greater Washington • *Volunteer Contributor* • *Washington, DC*

2018 - Present

- Blog about urban planning and affordable housing in the Washington, DC region ([Link](#))

EDUCATION

University of California at Berkeley • *Berkeley, CA*

2016 - 2018

- Master of City Planning with focus on affordable housing development

Georgetown University, School of Foreign Service • Washington, DC

2011 - 2014

- B.S.F.S. in International Economics, *summa cum laude*

GRADUATE SCHOOL PROJECTS – briangoggin.com/projects

2016 - 2018

2018 Bank of America Low-Income Housing Challenge ([Link](#))

- Created affordable housing development proposal for the Oakland Housing Authority in Oakland, CA

Other Projects

- How Long Do Housing Developments Take in San Francisco? ([Link](#))
- Evaluating Fruitvale TOD's Impacts on Transit Ridership ([Link](#))
- Fruitvale, Oakland: A Case Study of Transit and Economic Development ([Link](#))

LANGUAGES

English: Native

French: Fluent