

# Application Form

## Profile

Iman \_\_\_\_\_ Nov n \_\_\_\_\_  
First Name Middle Initial Last Name

[Redacted] \_\_\_\_\_ Suite or Apt \_\_\_\_\_  
Home Address

Walnut Creek \_\_\_\_\_ [Redacted] [Redacted] \_\_\_\_\_  
City State Postal Code

[Redacted] \_\_\_\_\_  
Primary Phone

[Redacted] \_\_\_\_\_  
email Address

### Which supervisorial district do you live in?

District 2

## Education

### Select the option that applies to your high school education \*

High School Diploma

### College/ University A

#### Name of College Attended

University of California San Diego

#### Degree Type / Course of Study / Major

B.S. Structural Engineering & B.A. Urban Studies & Planning

#### Degree Awarded?

Yes  No

### College/ University B

#### Name of College Attended

#### Degree Type / Course of Study / Major

**Degree Awarded?**

Yes  No

---

**College/ University C**

**Name of College Attended**

---

**Degree Type / Course of Study / Major**

---

**Degree Awarded?**

Yes  No

---

**Other schools / training completed:**

**Course Studied**

---

**Hours Completed**

---

**Certificate Awarded?**

Yes  No

---

**Board and Interest**

**Which Boards would you like to apply for?**

Contra Costa Council on Homelessness: Submitted

---

**Seat Name**

Affordable Housing Developer

---

**Have you ever attended a meeting of the advisory board for which you are applying?**

Yes  No

---

**If you have attended, how many meetings have you attended?**

3

---

**Please explain why you would like to serve on this particular board, committee, or commission.**

Got to know the Contra Costa Council on Homelessness as a volunteer on the Affordable Housing Awareness Month Planning Committee some years ago. As a local Contra Costa County based Affordable Housing Developer, I believe my professional background in shaping affordable housing policy and experience implementing policy, would be a good addition to the Council on Homelessness.

---

## Qualifications and Volunteer Experience

I would like to be considered for appointment to other advisory boards for which I may be qualified.

Yes  No

Are you currently or have you ever been appointed to a Contra Costa County advisory board, commission, or committee?

Yes  No

List any volunteer or community experience, including any advisory boards on which you have served.

Board Member for Tr n ty Center n Wa nut Creek, non-prof t that prov des serv ces to home ess and work ng poor V ce Cha r of the Wa nut Creek P ann ng Comm ss on (former) Wa nut Creek Chamber of Commerce Board of D rectors Sunf ower H Adv sory Board (former), non-prof t ded cated to vocat ona tra n ng and hous ng for ch dren w th aut sm

---

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume with this application)

See attached resume / b o.

 Upload a Resume

---

## Conflict of Interest and Certification

Do you have a Familial or Financial Relationship with a member of the Board of Supervisors?

Yes  No

If Yes, please identify the nature of the relationship:

Do you have any financial relationships with the County such as grants, contracts, or other economic relations?

Yes  No

If Yes, please identify the nature of the relationship:

---

**Please Agree with the Following Statement**

---

**I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and understand that all information in this application is publicly accessible. I understand that misstatements and/or omissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.**

---

I Agree



## Key Principal Bio



**Iman Novin**, has over 14 years of experience in the real estate development sector with a focus on mixed-income and transit-oriented development. Iman has considerable experience with the acquisition and project management of both new construction multifamily projects and rehabilitation of existing properties.

Iman previously worked at MidPen Housing as Director of Acquisitions and at BRIDGE Housing as a Project Manager in both northern and southern California. While at MidPen, Iman managed MidPen's acquisition efforts across the Bay Area closing dozens of deals and managing broker and investor relationships.

While at BRIDGE, Iman helped secure entitlements for MacArthur Transit Village, a 675 unit mixed-income TOD project in Oakland with 42,500 square feet of ground floor retail including a 5,000 square foot childcare facility. Through BRIDGE's innovative \$300M CalPERS partnership, BRIDGE Urban Infill Land Development (BUILD), Iman gained experience with a wide variety of development and investment types including mixed-income, mixed-use, large master-plan, TOD and a portfolio of market-rate value-add investment properties acquired with CalPERS equity.

Prior to BRIDGE, Iman worked in the Real Estate and Planning Divisions of the Centre City Development Corporation (CCDC) on redevelopment and affordable housing initiatives within the Downtown San Diego Redevelopment Project Area, as well as with Keyser Marston Associates (KMA) in their San Diego office.

Iman is actively involved with the Urban Land Institute and has published three ULI transit-oriented development technical assistance panel reports. Iman has volunteered as a classroom facilitator for the UrbanPlan Program at Berkeley High School and has served as Vice Chair of the Walnut Creek Planning Commission. Iman also serves on the Board of Directors for the Walnut Creek Chamber of Commerce and the Trinity Center, a non-profit which provides services to the homeless. Iman holds joint degrees in Structural Engineering and Urban Studies and Planning from the University of California, San Diego with honors.

1990 N California Blvd, Ste 800  
Walnut Creek, CA 94596

t. 925-344-6244  
f. 925-344-6436

info@novindevelopment.com  
www.novindevelopment.com

# IMAN NOVIN

1990 N California Blvd, Ste 800 Walnut Creek, CA 94596 · [inovin@novindevelopment.com](mailto:inovin@novindevelopment.com) · (415) 882-4626

## EDUCATION

---

### UNIVERSITY OF CALIFORNIA, SAN DIEGO

**B.S. Structural Engineering**, Cumulative GPA: 3.48, *Tau Beta Pi Engineering Honor Society*

**B.A. Urban Studies & Planning**, Major GPA: 3.95, with honors

Honors Theses: *Equity in Redevelopment Incentive Policy & Affordable Housing Incentive Policy from Theory to Practice*

Relevant Coursework: Timber & Concrete Design; Conceptual Structural Design; Urban Economics

San Diego, CA

June 2007

## EXPERIENCE

---

### NOVIN DEVELOPMENT CONSULTING

Various

May 2013 - Current

- Project Management, feasibility & acquisitions consultant with a variety of clients including Enterprise Community Foundation, MidPen Housing Corp., BRIDGE Housing Corp. and Related California.

### MIDPEN HOUSING CORPORATION

Foster City, CA

March 2014 –Nov 2015

- Manage acquisition efforts through Bay Area including identifying sites for potential new housing development or acquisition
- Conduct feasibility analysis, negotiate with property owners and maintain relationships with brokers and key stakeholders

### BRIDGE HOUSING CORPORATION

Irvine, CA

Aug. 2011- Jan. 2014

- Project manager for Ivy at College Park, a 135 unit affordable rental development for families located in Chino, CA and Summerhouse Phase II, a 110 unit inter-generational affordable rental development for families and seniors located in Temecula, CA
- Manage a design team including architect, engineers and general contractor through all phases of development process
- Interface with City officials, planning department and building department to secure building approvals and permits
- Interact with lenders and investors to secure debt and equity for projects
- New business development including response to qualifications and networking events

### BRIDGE URBAN INFILL LAND DEVELOPMENT (subsidiary of BRIDGE Housing Corp.)

San Francisco, CA

Aug. 2007-Aug. 2011

- Evaluate condition and development potential of candidate properties in Northern and Southern California
- Coordinate entitlements for 624-unit market rate transit village in Oakland; secured LEED ND gold to fulfill condition of approval
- Created market rent model to stabilize 1,800-unit foreclosed asset in East Palo Alto (former Page Mill Properties)
- Manage CalPERS portfolio wide green initiatives and responsible contractor hiring policy
- Respond to RFQ's and prepare development proposals for potential projects
- Monitor performance at property, portfolio and fund level and coordinate weekly draws/distributions
- Prepared government funding applications and secured \$36.4M in State Prop 1C funding
- Conduct financial modeling including IRR calculations, discounted cash flow, financing alternatives and sale sensitivities
- Implement new technologies to expedite hunting and due diligence activities and advise development team on use

### CENTRE CITY DEVELOPMENT CORPORATION

San Diego, CA

Oct.2005- Mar. 2007

- Worked with senior staff to design and implement a first time homebuyer program for downtown San Diego
- Shadowed senior planning staff on the design review of a 22-story market-rate residential high-rise
- Restructured and managed the agency's Geographic Information Systems (GIS) and trained staff on use
- Analyzed use of a density bonus on a proposed affordable housing project to reduce financial gap
- Drafted and delivered PowerPoint presentation to staff assessing Information Technology needs

**KEYSER MARSTON ASSOCIATES, INC.**

San Diego, CA  
Oct. 2004-June 2005

- Conducted acquisition due diligence including site analysis, comparable value analysis and best use studies for clients
- Assisted senior analyst in preparing 2005 affordable housing rent and sales price estimates for the City of San Diego
- Prepared case studies on redevelopment, mixed-use and smart growth for local government clients

**SKILLS & AFFILIATIONS**

- Strong research skills, experience with informational databases including CoStar, REIS, MLS and Census Bureau
- Proficient with engineering & project management software including AutoCAD, SketchUp & MS Project 2010
- Fluent in Persian and Spanish
- Planning Commissioner for the City of Walnut Creek, ULI Young Leaders Group Steering Committee, UrbanPlan Classroom Volunteer

**PUBLICATIONS**

- *Downtown San Leandro Transit-Oriented Development Strategy*, Urban Land Institute Bay Area TOD Marketplace Report, 2008
- *Antioch – Hillcrest Specific Plan*, Urban Land Institute Bay Area TOD Marketplace Report, 2009