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Jessica L. Neubelt

1859 Guptil Road
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EDUCATION

University of Pennsylvania School of Design, Philadelphia, Pennsylvania

May 2017

Dual Masters: Historic Preservation, City and Regional Planning

Masters Thesis: *Preservation Frontiers: Adding Urban Homesteading to the Historic Preservation Toolkit*

Awards: American Institute of Certified Planners' Outstanding Student Award; Faculty Award for Outstanding Academic Achievement (Historic Preservation)

Relevant Coursework

Documentation and Recording; Digital Media; Preservation Economics; Preservation Policy; Intro to Community Economic Development; Planning Law; Techniques of Urban Economic Development; Housing and Urban Development Policy; Intro to Property Development; Rebuilding New England studio; Healthy Rowhouse Community Economic Development practicum.

Extracurricular Activities

Historic Preservation Representative, Student Council; Teacher's Assistant, Preservation Planning Praxis trip to Yangon, Myanmar; Organizer, Lombard Presbyterian Social Impact Project; Volunteer, Rebuilding Together block builds.

RELEVANT EXPERIENCE

Evernorth, Burlington, VT

Senior Developer

Jan 2025-Present

Developer

Dec 2021- Dec 2024

- Manage all phases of multifamily affordable housing development process for over 225 Low-Income Housing Tax Credit (LIHTC) apartment units, amounting to more than \$135M in total investments across Vermont, including acquisition negotiation, design development, entitlements, financing, construction, green energy certifications, and stakeholder relationships.
- Lead multi-organizational teams including construction project managers and co-developers.
- Act as real estate team lead for all matters related to Investment Tax Credits, 45(L) credits, Inflation Reduction Act incentives, and Build America Buy America implementation.
- Deepen regional expertise through regular collaborations and conference presentations.
- Chaired Culture Committee for two years, during which time organization implemented paid family leave policy.

Enterprise Community Development, Washington, DC

Real Estate Development Manager

Jan 2020- Nov 2021

Real Estate Development Associate

Dec 2018- Dec 2019

- Manage or coordinate all phases of the development process for over 650 Low-Income Housing Tax Credit (LIHTC) apartment units, amounting to more than \$200M in total investments across Virginia and Maryland, including design development, entitlements, construction management, relocation, stakeholder relationships, and HUD contracts.
- Spearhead the \$16M adaptive reuse of an historic school into 50 senior apartments on the RAD platform, financed with Historic Rehabilitation Tax Credits and LIHTC.
- Lead internal strategy on matters related to historic building design, construction, and compliance.
- Co-managed the development of The Rosa Senior Apartments and Van de Vyver Apartment Homes, recipient of *Affordable Housing Finance's* 2021 Editor's Choice Award.
- Promoted to Development Manager and selected to independently lead redevelopment project within first year.

Project Manager for Historic Preservation, Neighborhood Housing Services, New Haven, CT June 2017 – July 2018

- Managed construction and closeout stages of housing rehabilitation projects, including preparing houses for closings; overseeing contract close-outs; and finalizing lead and asbestos abatement, grant, and historic tax credit documentation.
- Designed floor plans and renovation programs; led decisions involving the preservation of historic building fabric.
- Managed relationships with and between the agency and contractors, homebuyers, project neighbors, and city officials.

Researcher and Preservation Planner, History Matters, Washington, DC July 2012 – December 2018

- Manage and execute compliance review reporting for bank clients.
- Document historic sites and buildings, including photography, field measuring and drawing, and researching site history.
- Develop scopes of work and guide internal project strategy.

Intern, Tacony Community Development Corporation, Philadelphia, PA June 2016 – May 2017

- Led outreach process and served as contact person for neighborhood participants in Philadelphia's Storefront Improvement and Safecam programs.
- Coordinated a six-person team of volunteers to launch new promotional website for neighborhood; wrote organization's blog content and newsletters; wrote and coordinated social media posts.

Student, Sharswood-Blumberg Studio, Philadelphia, PA Fall 2015

- Researched history of Sharswood neighborhood in North Philadelphia; used knowledge to develop a counter-proposal to the Philadelphia Housing Authority's redevelopment scheme for the 40-square-block area.
- Organized and ran several public-facing events, including neighborhood meetings and fieldwork to collect resident input and several public presentations of our findings to stakeholders across the city.
- Created website to promote wide range of city resources for owners of aging housing stock in one online location, focusing on programs that assist low-income and elderly homeowners.

Intern, Blackstone River Valley National Historical Park, MA and RI July 2015 - December 2015

- Launched public outreach process for a new national park, with a focus on establishing relationships with local leadership in four small communities.
- Developed planning and preservation policy recommendations, which Park management have used to coordinate priorities and programs with state and local policymakers.

Intern, Philadelphia City Planning Commission, Philadelphia, PA January 2015 - May 2015

- Researched urban development patterns and historic resources for the Far Northeast district as part of the citywide Philadelphia2035 comprehensive planning process; laid out history section of final report in InDesign.