



OREST DOLYNIUK

DEVELOPMENT DIRECTOR, SOUTHERN CALIFORNIA

CURRENT ROLES AND RESPONSIBILITIES

BEACON DEVELOPMENT GROUP (2017-Present) **Development Director – Southern CA**

Orest manages the development process for Beacon projects with an emphasis on the HumanGood Affordable Housing portfolio in Southern California. Orest is the lead developer for the HUD Rad for PRAC portfolio conversion. His responsibilities include all aspects of planning and development for projects, as well as the supervision of staff, technical assistance, review of critical documents, management of LIHTC RFPs and participation of the management team for Southern California.

PAST PROFESSIONAL EXPERIENCE

HUMANGOOD/BE.GROUP (2013-2017) **Director of Project Planning**

Orest was responsible for the recapitalization and rehabilitation of the company's affordable housing portfolio. He secured \$98-million in bond allocations and \$47-million in tax credits for the rehabilitated of seven communities.

OREST Y. DOLYNIUK, AICP (2003-2012) **Independent Planning and Land-Use Consultant**

Orest provided entitlement processing and project management services for real estate developers, institutions, and non-profit organizations. He managed multiple projects and worked in local jurisdictions across Southern California.

NOVAK + ASSOCIATES, INC. (1994-2003) **Principal**

Orest was responsible for securing governmental approvals on behalf of clients in the real estate development and telecommunications industries, as well as corporations, institutions, and individuals.



REPRESENTATIVE PROJECTS

CLARK TERRACE, Norco, CA

Rehabilitation of two 40-unit senior HUD PRAC project, utilizing the HUD RAD program and combining them into one 80-unit LIHTC partnership.

CANTERBURY VILLAGE, Santa Clarita, CA

Rehabilitation of a 64-unit senior HUD PRAC project, utilizing the HUD RAD program.

THE GARDENS, Glendale, CA

Rehabilitation of a 75-unit senior HUD PRAC project, utilizing the HUD RAD program.

CASTLE ARGYLE, Hollywood, CA

HumanGood Affordable Housing, Rehabilitation and Seismic upgrade of 96-unit senior apartment.

Westminster Gardens Masterplan, Duarte, CA

Coordinating and processing the Master Plan and supporting environmental impact report with the City of Duarte for a 30-acre life plan community with 500 units, including 150 affordable housing units

EDUCATION & COMMUNITY ENGAGEMENT

UNIVERSITY OF SOUTHERN CALIFORNIA: Master of Planning

CALIFORNIA STATE UNIVERSITY NORTHRIDGE: BA, Urban Studies

SOUTHERN CALIFORNIA ASSOCIATION OF NON-PROFIT HOUSING: Member, 2014 - Present CALIFORNIA HOUSING

CONSORTIUM, Member

URBAN LAND INSITUTE (ULI): Member, 1992 - Present.

LOS ANGELES BUSINESS COUNCIL, LEADERSHIP LOS ANGELES PROGRAM: Participant