

PRAJ KASBEKAR

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**Montgomery County Planning Board**

2425 Reddie Drive  
14th Floor  
Wheaton, MD 20902

Dear Members of the Montgomery County Planning Board,

I am writing to formally submit my application for reappointment to the Silver Spring Design Advisory Panel (DAP) for a second term. It has been a privilege to serve as a member of the panel for the past two years, where I have had the opportunity to review design applications and provide input from a real estate development perspective. Although the DAP has reviewed a limited number of projects, I have found the process to be both rewarding and impactful in furthering the design goals set forth in the Silver Spring Downtown Plan Design Guidelines.

As an advocate for sensible development, I am committed to promoting high-quality, sustainable design solutions that are in harmony with the community's needs and aspirations. I believe the continued application of thoughtful and balanced design principles will contribute to Silver Spring's growth while maintaining its unique character. I am eager to continue my service on the panel and help ensure that future developments align with the best practices for both design excellence and responsible, sensible development.

I respectfully request your consideration for my reappointment to a second term on the Silver Spring Design Advisory Panel.

Thank you for your time and consideration.

Sincerely,

*Praj Kasbekar*

Praj Kasbekar

## **PRAJ KASBEKAR**

(P) 240-281-4108 • (E) pkasbekar@infinite.com

### **PROFESSIONAL EXPERIENCE**

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#### **Infinite Solutions**

*July 2024 – Present*

##### ***Vice President of Real Estate***

*Mixed-income real estate development, Commercial Real Estate, Asset Management*

Responsibilities include,

- Manage day-to-day development for Kentlands Apartments- 913 Quince Orchard, in Gaithersburg, MD
- Identify the land, manage construction and development of Cricket Stadiums and related activities for Washington Freedom, a Major league Cricket team based in DC
- Manage the real estate holdings that include several residential and commercial properties.
- Manage and negotiate commercial and office leases

#### **ENTERPRISE COMMUNITY DEVELOPMENT**

*April 2022 – June 2024*

##### ***Senior Development Manager***

*Mixed-income real estate development, Community Development*

*Selected Achievements:*

- \$29 million acquisition of a 224-unit multifamily complex in South East DC, slated for a phased redevelopment
- Approximately \$65 million in development value, deeply affordable development of 86-unit affordable housing (LIHTC) project consisting of one-bedroom, two-bedroom, and three-bedroom units in Washington, DC.
- Approximately \$42 million in development value, intergenerational, mixed-income 120-unit (LIHTC) project consisting of senior housing and townhomes in Baltimore County

Responsibilities include,

- Managed multi-family developments, both rehab and new construction, through predevelopment, construction, and lease-up
- Work with internal cross-functional teams to lead development projects
- Perform analysis and due diligence for new acquisitions
- Determine and apply for appropriate private and public financing
- Supervise a team of development professionals

#### **MONTGOMERY HOUSING PARTNERSHIP**

*July 2007 – March 2022*

##### ***Senior Project Manager***

*Affordable Housing Development, Financial Analysis, Operations*

*Selected Achievements:*

- Responsible for twelve mixed-income, affordable housing developments in Montgomery and Prince George's County
- Approximately \$98 million in development value, mixed-income 189-unit affordable housing (LIHTC) project consisting of one-bedroom, two-bedroom, and three-bedroom units
- Standardized internal underwriting and modeling systems for improved controls.
- Contract management with local government agencies to continue development services

Responsibilities included

- Managed affordable housing developments, both rehab and new construction, through their lifecycle
- Supervised development professionals through predevelopment and construction
- Worked on Organizational policies and procedures and a five-year strategic plan
- Coordinated compliance with public funding source regulations.

##### ***Project Manager***

*May 2008-July 2015*

Responsibilities included

- Assembled the development team and developed the scope of work
- Reviewed and negotiated consultant contracts, real estate acquisitions, and financing closing documents
- Coordinated compliance with public funding source regulations
- Managed projects through construction to lease-up

**Neighborhood Revitalization Manager***July 2007 – April 2008*

Responsibilities included

- Developed a multi-year contract for the Apartment Assistance Program and secured \$150K in funding from Montgomery County
- Organized training events for the owners on relevant topics
- Provided technical assistance to owners and managers one-on-one or/and with the help of the development consultants and
- Developed and implemented strategies to make small apartment properties in the target areas safe, desirable, and affordable homes

**ENTERPRISE COMMUNITY PARTNERS****Program Assistant***Summer 2006**National Community Development nonprofit, Energy efficient Affordable Housing Development**Selected Achievements:*

- Supported a group of small apartment owners to apply for energy efficiency funding

Responsibilities included

- Provided technical assistance to community-based organizations to formulate financial strategies to incorporate Enterprise Green Community Criteria in affordable housing developments

**FORMAL EDUCATION**

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**Cornell University, Ithaca, NY***Master of Regional Planning, Real Estate Development***University of Pune, Pune, India***Bachelor of Architecture***PROFESSIONAL AFFILIATIONS**

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Member of the Design Advisory Panel for Silver Spring Downtown master plan

Member of Urban Land Institute

NDC Housing development and finance professional