



SEB LLC

Unparalleled Experience and Client Service

Who We Are and What We Do

For over 40 years, SEB and its principals have been leaders in the planning and development community, specializing in mixed-income multi-family residential housing. SEB has provided housing development consulting services that have resulted in the approval and development of more than 13,000 units of housing. Our work has involved a broad range of housing types in a variety of different communities, from small home ownership communities to large rental developments.

Working in cooperation with our clients and development partners, we have completed over one thousand diverse consulting assignments – ranging from development of mixed-use multi-family developments, to permitting assistance with specific affordable housing development projects on urban and suburban sites, to larger scale neighborhood plans in cities and towns.

SEB also provides affordable housing administrative and lottery services. We have leased/sold more units of affordable housing than any other entity or lottery administrator in the state across a wide variety of developments and programs. We have excellent relationships with Masshousing, Masshousing Partnership, the Department of Housing and Community Development and MassDevelopment – all of the State Subsidizing Agencies involved in the oversight of the affordable housing sell-out & lease-up process. SEB's involvement ensures a coordinated and efficient process while strictly adhering to all state, local regulatory and compliance related requirements.

SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts, including the partial list below.

| | | | | | | |
|--------------|-------------|---------------|---------------|--------------|--------------|-------------|
| Abington | Acton | Amesbury | Amherst | Andover | Arlington | Ashburnham |
| Ashland | Athol | Attleboro | Avon | Barnstable | Bedford | Bellingham |
| Belmont | Berkley | Berlin | Beverly | Billerica | Bolton | Boston |
| Bourne | Boxborough | Boxford | Braintree | Brewster | Brockton | Brookline |
| | Burlington | Cambridge | | | | |
| Canton | Carlisle | Chatham | Chelmsford | Chelsea | Clinton | Concord |
| Danvers | Dartmouth | Dedham | Dennis | Dighton | Dover | Duxbury |
| East | Bridgewater | Easton | Edgartown | Everett | Fall River | Falmouth |
| Fitchburg | Framingham | Franklin | Freetown | Gardner | Georgetown | Gloucester |
| Grafton | | Groton | Groveland | Hanover | Hanson | Harvard |
| Harwich | Haverhill | Hingham | Holyoke | Hopkinton | Ipswich | Kingston |
| Lancaster | Lawrence | Leominster | Lexington | Lincoln | Littleton | Lowell |
| Ludlow | Lynn | Lynnfield | Malden | Mansfield | Marblehead | Marion |
| Marlboro | Edgartown | Mashpee | Maynard | Medfield | Medford | |
| Medway | Melrose | Mendon | Merrimack | Methuen | Middleboro | Milford |
| Millville | Milton | Nantucket | Natick | Needham | New Bedford | Newburyport |
| Newton | Norfolk | North Andover | North Reading | Northampton | Northborough | |
| Northbridge | Norton | Norwell | Norwood | Oxford | Palmer | Peabody |
| Pelham | Pembroke | Pittsfield | Plainville | Plymouth | Randolph | Raynham |
| Reading | Rehoboth | Revere | Richmond | Rockport | Rockland | Rowley |
| Salem | Salisbury | Sandwich | Saugus | Scituate | Seekonk | Sharon |
| Sherborn | Shrewsbury | Somerset | Somerville | Southborough | Southbridge | Springfield |
| Stoneham | Stoughton | Stow | Sturbridge | Sudbury | Sutton | Swansea |
| Taunton | Tewksbury | Townsend | Tyngsboro | Upton | Wakefield | Walpole |
| Waltham | Wareham | Watertown | Wayland | Wellesley | Wellfleet | |
| West Tisbury | Westborough | Westminster | Weston | Westport | Westwood | Weymouth |
| Whitman | Wilmington | Winchester | Woburn | Worcester | Wrentham | Yarmouth |

Background

Our History

SEB is a continuation, through various iterations, of a consulting practice which began in 1970 in Cambridge, MA. Bob Engler remains as one of the partners in the first firm – Justin Gray Associates –and has been joined by his two sons, Geoff and Brian, who have now been working together over 10 years.

Brian Engler is the firm's Lottery Director and is primarily responsible for managing all of the lottery contracts including all elements of affirmative marketing, buyer/tenant selection and ongoing program compliance. Geoff Engler is responsible for SEB's permitting and development portfolio including serving as project manager for all of SEB's own development projects.

Throughout our history, SEB has remained committed to focusing our business in the area of affordable housing, for ourselves, our partners, and our clients. SEB have managed over 1,000 contracts, yet the firm has retained its small size so we could be directly involved in working with our clients and continuing in many cases the long term relationships that we have developed over the past many years.

SEB & The 40B Process

Chapter 40B of M.G.L. was passed in 1969 and remains today as the single most productive vehicle in Massachusetts for developing affordable housing units, whether rental or homeownership. Each 40B project involves a complex administrative and permitting process, from initial conception through the public hearing process, construction and occupancy. There are a myriad of rules, regulations, guidelines, policies, preferred practices, strategies, negotiations and monitoring reviews which must be unequivocally understood in order to be successful.

SEB's role over the past many years has been to guide clients through the entirety of this process, often from beginning to end, or in some cases, for specific and discreet tasks. We have assisted over 100 developers and 20 communities engage in this process; we also undertake our own 40B developments as well. Our knowledge and experience has brought us to half the communities in Massachusetts (180+) through permitting responsibilities, leading workshops, providing technical assistance or carrying out developments for our own portfolio. We have served on State-initiated task forces which have created affordable housing programs under 40B or modified existing 40B regulations/guidelines over time.

The various roles SEB has been asked to play in the development process include:

- Property specific analysis and evaluation
- Site control negotiations
- Preliminary site planning and concept origination
- Financial/pro forma analysis
- Assembling the development team
- Securing construction/permanent loans
- Application (site approval, comprehensive permit, etc.) preparations/submittals
- Leading public presentations/ZBA hearings
- Negotiations on final permits and review of regulatory agreements
- Expert witness at the Housing Appeals Committee
- Lottery agent / Affordable housing administrator
- Acquisition and due diligence assistance of existing 40B developments

Representative Sample of Projects



The Terraces

Newton
Developer
48 for-sale units

**Charles River
Landing**
Needham
Permitting
350 rental units



Chrysler Apartments
(Currently Avalon Natick)
Natick
Permitting
543 rental units



Ink Block
Boston
Lottery Agent
392 Rental & for-sale units

Greendale Village
Needham
Developer
20 for-sale units



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