

Marcus T. Sullivan

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PROFESSIONAL SUMMARY

Senior Housing Policy Officer with over 10 years of experience in urban planning and affordable housing advocacy. Proven track record in securing \$25M in federal grants and implementing zoning reforms that increased low-income housing inventory by 15%. Expert in legislative analysis and cross-sector stakeholder management within major metropolitan environments.

WORK EXPERIENCE

Senior Policy Advisor | Department of Housing and Community Development | Washington, DC

May 2018 - Present

- Led the strategic redesign of the citywide Inclusionary Zoning program, resulting in a 22% increase in affordable unit production within three years.
- Managed a \$14 million annual budget for community block grants, ensuring 100% compliance with federal reporting requirements.
- Spearheaded a collaborative task force with 15 non-profit partners to address emergency rental assistance during market fluctuations.
- Authored five major white papers on transit-oriented development that were adopted by the City Council as part of the 2030 Master Plan.
- Represented the department in public hearings and community consultations, successfully navigating sensitive zoning debates involving multiple stakeholder groups.

Housing Policy Analyst | Skyline Urban Research Institute | Chicago, IL

Feb 2014 - Apr 2018

- Conducted quantitative analysis on rent burden trends for a metropolitan area of 2.5 million residents, influencing three local legislative shifts.
- Developed a GIS-based mapping tool to identify underutilized municipal land suitable for affordable housing redevelopment.
- Secured \$5.5 million in private foundation funding for a pilot program focused on pathways to homeownership for low-income families.
- Prepared monthly briefing notes for the Executive Director and Board of Trustees on emerging state-level housing legislation.
- Collaborated with the communications team to translate complex technical findings into accessible infographics for public advocacy campaigns.

Junior Program Coordinator | Metropolitan Planning Council | Chicago, IL

Jun 2011 - Jan 2014

- Coordinated the administrative rollout of a regional landlord-tenant mediation program that served 500+ participants annually.
- Assisted in the research and drafting of a 150-page report on regional housing disparities that won a state-level planning award.
- Managed the departmental database for housing subsidies, improving data entry accuracy by 30% through new validation protocols.
- Organised and facilitated 12 community outreach workshops to gather public input on proposed neighborhood revitalization projects.

EDUCATION

Georgetown University | Master of Public Policy (MPP) | Urban and Social Policy

Aug 2009 - May 2011

University of Illinois | Bachelor of Arts | Political Science and Urban Studies

Aug 2005 - May 2009

SKILLS

Legislative Research, Economic Impact Analysis, GIS Mapping, Statistical Analysis (SPSS/STATA), Grant Writing, Stakeholder Engagement, Public Speaking, Policy Briefing, Crisis Communication, Inter-agency Coordination, Fair Housing Act (FHA), Section 8 Administration, Urban Zoning Regulations, HUD Funding Cycles, Sustainable Development Goals

CERTIFICATIONS

AICP Certified Planner | American Planning Association (Nov 2016)

Housing Development Finance Professional (HDFP) | National Development Council (Mar 2019)

LANGUAGES

English (Native)

Spanish (C1 Advanced (DELE Certified))

ACTIVITIES

Urban Land Institute Member

Active participant in the Affordable/Social Housing Product Council, contributing to annual industry trend reports.

Volunteer Housing Advocate

Providing pro-bono policy advice to local neighborhood councils on tenant rights and eviction prevention strategy.