



SARAH NICHOLS
SENIOR PROJECT MANAGER

CURRENT ROLES AND RESPONSIBILITIES

BEACON DEVELOPMENT GROUP (2001-Present) **Senior Project Manager**

Sarah has managed over twenty projects totaling more than \$165 million of investment in affordable housing while at Beacon. Since 2001, she has worked on everything from agricultural housing to historic rehabilitations and is our in-house expert on HUD asset repositioning and refinance projects. She also serves as a resource to housing development staff, particularly in the areas of financial structuring, feasibility review, equity placement and project projections.

PAST PROFESSIONAL EXPERIENCE

RUNSTAD CENTER FOR REAL ESTATE, Univ. WASHINGTON (2000-2001) **Research Coordinator**

Sarah was responsible for research and analysis, including an economic analysis for the Downtown Seattle Association, the Neighborhood Revitalization Survey for the City of Seattle and a property/operating review for the Samis Foundation.

INDEPENDENT CONTRACTOR (1999-2001) **Business Consultant**

Sarah provided financial management and analysis for small local companies and purchasers of Simpson's manufacturing assets.

REPRESENTATIVE PROJECTS

MOUNT RUBIDOUX MANOR, Riverside, CA

HumanGood Affordable Housing, 180 rehabilitated apartments for low income seniors.

LIFE'S GARDEN, Sunnyvale, CA

HumanGood Affordable Housing, 208 rehabilitated apartments for low income seniors.

YAKIMA FAMILY HOUSING, Yakima, WA

Yakima Housing Authority, 150 apartments for families funded through the HUD RAD program.

NORTHAVEN APARTMENTS, Seattle, WA

Northaven, Inc., 198 apartments for seniors refinanced and rehabilitated with a HUD FHA 223(f) loan.

EDUCATION & COMMUNITY ENGAGEMENT

UNIVERSITY OF WASHINGTON: Master of Urban Planning, 2001

UNIVERSITY OF ILLINOIS, URBANA-CHAMPAIGN: Bachelor of Science, Accountancy, 1988

PROFESSIONAL CERTIFICATIONS: Certified Public Accountant (CPA) and Chartered Financial Analyst (CFA)

CITY OF ANACORTES: Parks Commissioner

ANACORTES SCHOOL DISTRICT: Facilities Planning Committee Member

