



JULIE GRAVES
SENIOR ASSET MANAGER

CURRENT ROLES AND RESPONSIBILITIES

BEACON DEVELOPMENT GROUP

Senior Asset Manager (2018-Present)

Julie is the Senior Asset Manager for LIHTC projects in WA and CA. This work includes on-going assessment of the financial and physical condition of properties and developing strategies to ensure the long-term sustainability of buildings. She is integrally involved in monitoring budget-to-actual variances and analyzing the portfolio against benchmark performance. Julie provides oversight to HumanGood Affordable Housing to ensure compliance with partnership agreements including preparation of reports, ensuring accurate completion of financial statements, tax returns and audits. She evaluates cash flow projections and waterfall distributions while ensuring that all properties are meeting lender and IRS regulatory agreements.

Housing Developer/Special Projects (2015-2018)

Julie played a dual role, developing housing projects as well as undertaking special projects in the areas of asset management and real estate portfolio analysis for clients.



PAST PROFESSIONAL EXPERIENCE

HOUSING KITSAP (1998-2014)

Director of Asset Management, Director of Housing Development

Julie held a wide variety of progressively responsible positions at Housing Kitsap throughout her 16 years of tenure. While Director of Asset Management, she created and monitored annual budgets, ensuring the fiscal integrity of 17 properties consisting of 904 units. As Compliance Manager, Julie completed annual and quarterly compliance reports, and is an expert in LIHTC, HUD Multi-Family, Public Housing, HOME, and USDA Rural Development compliance. As Development Director, Julie doubled the affordable housing portfolio in 8 years, adding 492 units in 11 properties.

REPRESENTATIVE LIHTC PROJECTS

Southern CA – 10 properties, 916 Units

Northern CA & WA – 11 properties, 1,390 Units

EDUCATION & COMMUNITY ENGAGEMENT

UNIVERSITY OF WASHINGTON: TACOMA: BA of Business Administration

NEIGHBORHOOD WORKS TRAINING INSTITUTION: Certified Housing Asset Manager

SPECTRUM: C3P Tax Credit Certification

NATIONAL DEVELOPMENT COUNCIL: Housing Development Finance Professional Certification

KITSAP CONTINUUM OF CARE COALITION: Executive Committee