



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 \$250 million of investment in affordable housing while at Beacon. Since 2001, she has worked on everything from agricultural housing to historic rehabilitations as well as HUD preservation and refinance projects, including RAD and SPRAC, as well as HUD Section 202 new construction. 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

NORTHAVEN THREE, Seattle, WA

HumanGood Affordable Housing, new construction of 82 apartments for seniors utilizing HUD Section 202.

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.

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 and Chartered Financial Analyst

CITY OF ANACORTES: Parks Commissioner

ANACORTES SCHOOL FOUNDATION: Board Member

