



SHANTELL RICE
SENIOR HOUSING DEVELOPER

CURRENT ROLES AND RESPONSIBILITIES

Beacon Development Group (February 2021-present)
Senior Housing Developer

As senior housing developer, Shantell manages a variety of publicly funded projects for clients at Beacon. She oversees all aspects of development, working closely with clients and project teams on feasibility and finance structuring, managing and writing funding applications, design development, leading finance closings, construction, and project close-out.

PAST PROFESSIONAL EXPERIENCE

U.S. Bancorp Community Development Corporation (2011-2021)
Assistant Vice President

Shantell led the underwriting and closing of both equity investments and debt transactions, closing \$300M+ in equity with \$200M+ in debt in fourteen states. She is well versed in structuring equity investments with debt capital stacks consisting of multiple layers of debt financing including tax-exempt and taxable bonds, HUD financing, and financing from local municipalities.

Capmark Financial Group (2007-2011)
Investor Relations Funds Manager

Shantell was an investor relations manager for a tax credit syndicator. In this role, she monitored and reported on the performance of equity funds to institutional investors. She was the liaison between investors and internal team members, and prepared key financial forecasts and written documents to assist in the raising of equity.

REPRESENTATIVE PROJECTS

The Housing Authority of Skagit County Family Housing, Mount Vernon, WA

HASC Family Housing is the new construction of 50 apartments for farmworkers and their families. Financing includes 9% tax credits, Washington State Department of Commerce, Federal Home Loan Bank and Skagit County funds.

El Centro De La Raza, South Seattle, WA

87 affordable housing apartments for families in South Seattle with a child development center and community church space. Financing includes tax-exempt bonds, a taxable note, 4% tax credits, Washington State Department of Commerce, City of Seattle, and private sources of funding.

Volunteers Of America Western Washington, Burlington, WA

Feasibility analysis and county and Washington State Department of Commerce funding applications for the construction of affordable housing with ground-floor commercial space.

EDUCATION & COMMUNITY ENGAGEMENT

UNIVERSITY OF COLORADO: Master of Business Administration

UNIVERSITY OF OREGON: Bachelor of Arts, Journalism And Communications

VASHON HOUSEHOLD: Board Member, 2022-Present

