

MONA GONZALES

ASSET MANAGER

CURRENT ROLES AND RESPONSIBILITIES

HUMANGOOD AFFORDABLE HOUSING (2018-present)

Asset Manager

Acts as the primary contact for lenders, investors, municipalities, and other regulatory agencies to meet reporting requirements of portfolio. Works with internal partners on capital planning, budget variance analysis, reviews replacement reserve and rent increase requests prior to submittal. Monitors budgets to ensure communities meet debt service ratio. Provide recommendations to ensure compliance with partnership agreements, financing documents, and regulatory agreements. Review tax returns, audits and other financial sources for accuracy to ensure long term financial health of the portfolio. Assist development team during the stabilization period of new construction and RAD for PRAC projects. Manage the compliance of energy benchmarking for HumanGood Affordable Housing communities.



PAST PROFESSIONAL EXPERIENCE

KING COUNTY HOUSING AUTHORITY

Housing Management Specialist

Mona worked in various roles during her time at KCHA. She held positions in on-site property management, receiving KCHA's Clyde Bauer Gold Star Award for her contributions during the lease-up of the HOPE VI LIHTC Seola Gardens Community. Provided support to the Deputy Executive Director of Public Housing and Section 8. She worked directly with HUD to ensure agency wide compliance with their Enterprise Income Verification system.

REPRESENTATIVE PROJECTS

CALIFORNIA & WASHINGTON – 19 communities, 1,803 units

- 8 HUD
 - 11 LIHTC included New Construction and RAD for PRAC
- Energy benchmarking compliance & Utility Analysis in CA & WA

EDUCATION AND COMMUNITY ENGAGEMENT

CONSORTIUM FOR HOUSING & ASSET MANAGEMENT: Asset Management Specialist Certification (2021)

HUMANGOOD INCLUSION COUNCIL: (2022-Current)

CHAM Certified Housing Asset Management Specialist