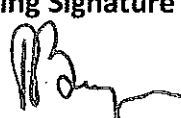




City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Beth Boram</i>		
Board/Commission Name: <i>2016 Housing Levy Oversight Committee</i>		Position Title: <i>Member</i>
X Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Office: <i>Term start date: 01/02/2017</i> <i>Term end date: 12/31/2019</i>
Residential Neighborhood: <i>Ballard</i>	Zip Code: <i>98107</i>	Contact Phone No.: <i>[REDACTED]</i>
Legislated Authority: <i>Ordinance 125028</i>		
Background: Beth Boram has worked in affordable housing development in Seattle for the past twenty years, beginning her work in housing as a VISTA Volunteer at Common Ground. In this time, Beth has worked as both an owner/developer of housing and as a third-party consultant, most recently at Compass Housing Alliance and now at Beacon Development Group. She has a wealth of experience and knowledge of the development process, and understands the needs and challenges of creating affordable housing in Seattle. She holds a bachelor's degree from The Evergreen State College. Beth has been a Seattle resident for most of her life and lives in Ballard.		
Date of Appointment: <i>11/28/2016</i>	Authorizing Signature (original signature): 	Appointing Signatory: <i>Tim Burgess</i> <i>Seattle City Councilmember</i>

Elizabeth (Beth) Boram

[REDACTED]

[REDACTED]

SUMMARY

Strategic, collaborative and skilled housing development professional with 20+ years of experience in the field of affordable housing. Strong communication and technical skills with a dedication to producing well-planned, high-quality affordable housing.

- 8+ developer/owner experience: In-depth understanding of the owner/developer perspective in all aspects of affordable housing development. Knowledge of how to take a development project from inception to completion. Understanding of the internal financial, accounting and project management systems and processes required of nonprofit developer/owners of housing. Ability to affectively structure complex housing development projects, with particular insight into the issues of long-term ownership and the needs of tenant populations. Ability to manage multiple projects.
- 8 years consulting experience with client services skills: Skilled in providing consulting service to clients through clear communication and supportive leadership. Able to support and guide people, with varying levels of knowledge and expertise, in understanding and making informed business decisions during the development process. Keen understanding of the importance of providing responsive client services.
- Extensive knowledge of housing development: Possession of the technical and interdisciplinary skills necessary to oversee large complex projects through critical development milestone. Self-starter, able to move projects forward with little or no supervision. Skilled at strategic thinking and sound decision-making. Utilize a high degree of attention to detail.
- Leadership: Recognized ability to bring a reasoned, thoughtful perspective to teams. Demonstrated ability to motivate and lead teams. Skilled at working through stressful situations while maintaining an even and calm demeanor.

EXPERIENCE

Beacon Development Group – July 2016 - Present

Senior Housing Developer

Provide affordable housing development consulting services to nonprofit organizations in all aspects of project development. Current projects focus on service support housing for homeless populations.

Compass Housing Alliance– January 2010 – June 2016

Property Development Director

Led all housing development activities for Compass. Provide strategic direction for projects from inception to completion. Analyze feasibility and funding options (including Tax Credits, HUD funding programs, and local and State sources) for all potential projects. Work with consultants, funders and Compass staff through all stages of feasibility, funding, design, construction and lease-up.

- Structured and completed the Gethsemane Redevelopment Project (started at LATCH), a new construction, mixed-use air-rights condominium project that produced 50 units of housing and a remodeled and new worship space for Gethsemane Lutheran Church. Completed in 2012.
- Managed the construction, completion and lease-up of Nyer Urness House, 80 units for chronically homeless individuals. Completed in 2013.
- Led development of Compass on Dexter, 74 units of housing for homeless individuals and families. Secured the land for the development at less than fair market value. Completed in 2014.
- Led the relocation of a Day Center for homeless individuals, which included financing, acquiring and remodeling a new building. Completed in 2014.
- Led the relocation of the Hammond House Shelter. Completed in 2015.

- Led Ronald Commons, a mixed-use church partnership project in Shoreline that will produce 60 units of housing and an Integrated Service Center for Hopelink. To be completed in 2017.

Lutheran Alliance To Create Housing (LATCH) – October 2007 – December 2009, until merger with Compass Housing Alliance in 2010.

Senior Housing Developer

Responsible for all aspects of project origination, planning and development for new housing projects. Responsibilities included project financial feasibility analysis, oversight of project due diligence, securing project financing, hiring and management of the development team.

- Initiated LATCH's first successful housing development project in 5 years.
- Secured the donation of two former church properties for future housing development.

King County Housing and Community Development Program - Seattle, WA. November 2002 – September 2007

Developmental Disabilities Housing Planner

Developed and administered the Housing Innovations for Persons with Developmental Disabilities (HIPDD) funding program, which provided funding for units for persons with developmental disabilities in multifamily affordable housing projects in King County. Provide technical assistance to developers in the process of utilizing this funding source. Work closely with King County Developmental Disabilities Division on housing policy issues for persons with DD.

- Convened focus groups of affordable housing developers to design the HIPDD program.
- Funded 2 housing development projects that included 10 units for people with DD.
- Developed Universal Design Standards for HIPDD funded units.

Common Ground - Seattle, WA. November 1993 - July 2000

Housing Developer I/II

Provided technical assistance to nonprofit agencies in all aspects of low income housing development. Developed project feasibility analyzes, including identifying target populations and scope of projects, developing financing strategies and timelines, and creating operating and development budgets. Managed the development process, including project site selection, grant preparation, development of project schedules, RFP and RFQ processes, communications with funders, presentations to boards, and community outreach. Coordinated project management activities, including providing oversight of project progress, project expense tracking and budget reconciliation.

- Structured and initiated financing for Senior Services mixed-use 25 unit housing project.
- Led Parkview Services through its first housing project of 5 single family homes.

Common Ground - Seattle, WA. November 1992 - October 1993

VISTA Volunteer

Developed an operating expense manual that outlined the cost standards and data for affordable housing projects. Interviewed area agencies and documented cost standards and expectations. Developed operating budget for development projects and assisted in the other aspects of project development.

EDUCATION

BA - The Evergreen State College, American History, and Political Economy and Social Change - 1991

PROFESSIONAL DEVELOPMENT

University of Washington Graduate School of Public Affairs Coursework

Graduate, Urban Land Institute Center for Sustainable Leadership Program - 2014-2105

Past Board Member, Housing Development Consortium

CERTIFICATION

National Development Council Housing Development Finance Professional Certificate

2016 Housing Levy Oversight Committee

Thirteen members: Per Ordinance 125028, all subject to City Council confirmation

Mayor appointments – Initial terms

- Position 1 (City employee): Seven years
- Positions 2, 3, and 4: two-year terms
- Positions 5, 6, and 7: three-year terms

City Council Appointments – Initial terms

- Position 8 (City employee): Seven years
- Positions 9 and 10: two-year terms
- Positions 11, 12, and 13: three-year terms

*Subsequent appointees to the Oversight Committee each shall serve for a term expiring three years after the expiration of the previous terms for the position

Roster:

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
		1.	Mayor representative	Vacant				Mayor
		2.	Member	Vacant				Mayor
		3.	Member	Vacant				Mayor
		4.	Member	Vacant				Mayor
		5.	Member	Vacant				Mayor
		6.	Member	Vacant				Mayor
		7.	Member	Vacant				Mayor
6	F	8.	Council representative	Traci Ratzliff	1/2/17	12/31/23	1	Council
6	F	9.	Member	Betsy Hunter	1/2/17	12/31/18	1	Council
6	M	10.	Member	Colin Morgan-Cross	1/2/17	12/31/18	1	Council
6	F	11.	Member	Beth Boram	1/2/17	12/31/19	1	Council
6	F	12.	Member	Erin Christensen Ishizaki	1/2/17	12/31/19	1	Council
2	F	13.	Member	Vallerie Fisher	1/2/17	12/31/19	1	Council

Diversity Chart:

				(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Vacant	Asian-American	Black/African American	Hispanic/Latino	American Indian/Alaska Native	***Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor												
Council	1	5			1				5			
Other												
Total	1	5			1				5			

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M or F

***Other Includes diversity in any of the following: *race, gender and/or ability*