From:	noreply@civicplus.com
To:	City Clerk Inbound
Subject:	Online Form Submittal: Application Form--Affordable Housing Citizen Oversight Committee
Date:	Wednesday, January 6, 2021 9:30:38 PM

Application Form--Affordable Housing Citizen Oversight Committee

Information for Applicants

Thank you for your interest!

Applications are due February 10, 2021 by 5 p.m. If you have any questions or are unable to complete an online or paper application and would like to request an application interview, please contact Emily Harris-Shears by email: harris-shearse@ci.missoula.mt.us or call (406) 552-6394.

Please note: All applications are included in City Council packets and published on the City website.

Contact Information

Name:	Will Sebern
Email:	will@sebern.com
Daytime Phone:	4065443473
Alternate Contact Phone:	*Field not completed.*
Street Address (if applicable):	820 Woodworth Ave
City, State:	Missoula
Zip:	59801
Is your street address the same as your mailing address?	Yes

Position

On Monday, July 20, 2020 City Council adopted the Affordable Housing Trust Fund Ordinance and Funding Commitments Resolution. The Ordinance outlines the membership roles required for this committee. Please indicate below which roles apply to you.

Role	Community Member

Any other roles/affiliations you'd like to note:	Former Grants Administrator for City of Missoula Housing and Community Development Office
If you checked Housing non-profit, Field of housing or real-estate and/or Banking and/or finance, please provide the name of the organization.	*Field not completed.*
This committee will consist of nine (9) voting members and two (2) non-voting alternates. If you are not selected for a voting position, are you interested in an alternate position?	No
Background	
How long have you lived in the City of Missoula?	4 years
How long have you lived in the State of Montana?	4 years
Pronouns:	he/his/him
It is a community-held priority to seat the Affordable Housing Citizen Oversight Committee with members who reflect the varied experiences of Missoulians. Sharing how you identify is optional and is intended to help us ensure that the committee is diverse.	
Race:	White
Ethnicity:	*Field not completed.*
Gender:	Male
Sexual Orientation:	Straight
Age:	38
Disability: yes or no	No

What is your current living situation?	Owner
What is your interest in serving on the Affordable Housing Citizen Oversight Committee?	For the past 10 years, I have been a passionate advocate for affordable housing both as an Executive Director of a community development organization in Milwaukee, WI and the Grants Administrator for the City of Missoula's Office of Housing and Community Development. In particular, during my time with the city, I was instrumental in much of the foundational work that led to the current housing policy. I would love to contribute by years of experience in housing development and policy as a citizen in service to my community. Furthermore, I am committed to making sure that Missoula remains an inclusive community as it continues to grow. Fair and affordable housing is a vital component of ensuring that Missoula continues to be a city that welcomes all. Given my background, experience and passions, I believe I am uniquely suited to make an important contribution to the Committee.
What skills and perspective will you bring to or draw on as a member of the Citizen Oversight Committee? Please include any experiences (lived and/or professional) or familiarity you have with affordable housing, zoning, funding, housing policy, or other relevant skills.	- Grant review, management and administration: Working for the City of Missoula's Office of Housing and Community Development, I developed a revamped application process for our annual CDBG/HOME Applications. In consultation with community partners, I created new scoring criteria to ensure that the City funded projects that most directly addressed critical housing needs. At the same time, as Executive Director of Layton Boulevard West Neighbors, Inc. (now known as VIA CDC) in Milwaukee, I was a recipient of several affordable housing grants (both federal and local) that assisted our affordable housing development programs. In short, I have the experience on both the grantee and grantor side that will be of unique service to this committee. - Financial acumen: Given my experience with the City of Missoula and leading housing non-profits, I also have a keen financial understanding that will aid in feasibility analyses of prospective projects, whether rental or homeowner. In fact, I received perfect scores in both Home Ownership and Rental Development Finance courses from the National Development Council. In addition, I performed underwriting and income eligibility analyses for Homebuyer Assistance Loans during my time with the City of Missoula. - Understanding Community Impact: I worked in Public Policy for 12 years in the US Senate, Milwaukee nonprofits and for the City of Missoula. As such, I have both the breadth and depth of experience to evaluate potential community impact. In my time

	working with housing nonprofits, I have always taken a community-first approach where I evaluate quantitative along with qualitative data we hear from community members to understand needs and then seek out solutions best-suited to address these needs. - Zoning: During my time working on City of Missoula Housing Policy, I became well-versed in local zoning policy and its impacts on housing affordability. - Funding Sources: I have worked directly with the following funding sources - Community Development Block Grant (CDBG), HOME Investment Partnerships Program, City of Milwaukee Housing Trust Fund, Low Income Housing Tax Credit (LIHTC), Foundation Grants, Commercial Lines of Credit.
Describe your vision of a successful Affordable Housing Citizen Oversight Committee.	My vision of a successful Affordable Housing Citizen Oversight Committee would be one that achieves the following objectives: - Listens to the community to understand where the key housing needs lie. Before prescribing a solution, we must align on the challenges to address. - Prudent in directing resources to the most impactful projects that address a community need and leverages additional financial and non-financial investments for greater impact. - Takes action bravely to address Missoula's housing needs even if those decisions face community opposition. When faced with opposition, the Committee assists with open dialogue to help address any concerns head-on. - Keeps racial justice and social equity at the forefront of each funding decision
Why, in your opinion, are people in our community (Black, Indigenous, People of Color, those with lower incomes, young people, elderly people, etc.) being disproportionately affected by the affordable housing crisis in Missoula?	Systemic racism and economic inequality are the two most substantial reasons that result in Black, Indigenous, People of Color, those with lower incomes, young people, elderly people, and others being disproportionately affected by the affordable housing crisis in Missoula. That's why I am a strong proponent of efforts to affirmatively further fair housing. Racial justice and social equity should be at the forefront of each of the Committee's decisions. In other words, grantees should be required to take affirmative steps to ensure that community members from diverse backgrounds gain access to the proposed rental and homeowner units.
Please provide a brief summary of your background (such as life, work, educational, or volunteer experience that feels relevant to	- I am currently the Sales Director at ClassPass in Missoula. I have been with ClassPass since February 2018. - Prior to this, for seven years I worked in housing and community development. In 2011, I took an entry-level job as a Community Outreach Manager for a community development nonprofit in Milwaukee where I went door-to-door in a largely immigrant community partnering with neighbors to buy and

this opportunity).	renovate homes, organize community improvement projects and promote community safety. I then went on to serve as this organization's Executive Director, where I was responsible for our $10MM real estate development portfolio of rental and homownership properties. - In 2016, I began working as a Grants Administrator III for the City of Missoula Office of Housing and Community Development where I directed our CDBG/HOME application, award and monitoring process while also contributing significantly to the formation of our City of Missoula Housing Policy. - Prior to my nonprofit and city government days, I worked for six years for United States Senator Russ Feingold in Wisconsin and DC. From this experience, I gained skills related to politics, public policy and decision-making that will aid me well on the Committee.

References

Please provide two references.

Reference 1

Name:	Eran Pehan
Phone:	[redacted]

Reference 2

Name:	Charlotte John-Gomez
Phone:	[redacted]

(Section Break)

If you'd prefer, you can mail or deliver your completed application and attachments to:
City Clerk Office
435 Ryman St.
Missoula, MT 59802
*Please note the City Clerk Office is currently closed to the public. There is a drop box located at the entrance to City Hall where you can place your materials.

Email not displaying correctly? View it in your browser.