

Affordable Housing Resident Oversight Committee

Applicant Package - Housing/Real Estate Member

Affordable Housing Resident Oversight Committee - Housing/Real Estate Member

Term:26 Sep 2022 - 31 May 2023

Positions Available: 1

Number of applicants in this package: ■

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- Hogan, Kara

Name: Hogan, Kara

Mailing Address: 2829 Great Northern Loop, Suite 200, Missoula, 59804

Email Address: kara.hogan@sterlingcreadvisors.com

Board Name: Affordable Housing Resident Oversight Committee

Date: 09/26/22

Pronouns Learn more about sharing pronouns:
https://lgbt.ucsf.edu/pronounsmatter: she, her, hers

Phone Number: 406-396-1176

Is your mailing address different than your physical address?: Yes

Physical Address: 235 Hellgate Drive (applying with business address as per conversation with Emily)

How long have you lived in the City of Missoula?: 25 years

How long have you lived in the State of Montana?: 25 years

What is your current living situation? : Owner

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?: Yes

What is your interest in serving on the Affordable Housing Resident Oversight Committee?: I want to engage with community members and be a part of vital conversations about development in the city. As a lifetime Missoulian, I want to help shape the future of affordable housing - including an emphasis on why growth can be positive and how we should work together with new neighbors to move forward as a community.

What skills and perspective will you bring to or draw on as a member of the Affordable Housing Resident 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: Through my work at SterlingCRE Advisors, I have the opportunity to track housing data in Missoula County. We watch the planning and permitting pipeline, survey rents, and assess ongoing development conditions as a service to our clients - and we extend that data to city, county, and nonprofit agencies as it proves useful in their work. In addition, my work in the brokerage means the frequent review of codes, zoning, and land use planning documents for properties across the city, county, and state. A key part of my background includes work on development land, whether they are infill or unentitled parcels. Understanding land availability, the entitlement process, and being keyed into appetites for land development in Missoula County uniquely position me to provide value to the Affordable Housing Resident Oversight Committee. My background in multifamily development also gives me insight into the developer perspective, including fundraising and financing, as well as project management and marketing. Having that developer perspective can help the committee see things through a lens of feasibility, which is a key component of a successful project.

Describe your vision of a successful Affordable Housing Resident Oversight Committee: A successful municipal oversight committee is one that fairly represents the community and acts in alignment with local, state, and federal regulations, even when those decisions may be complex or unpopular. Specific to the Affordable Housing Trust Fund, I think this committee has a great responsibility to help make the decision-making process as accessible and transparent as possible for the public.

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?: Long-held systems of oppression and purposefully built power structures maintain unfair

conditions. Even well-meaning communities still support such structures in the name of routine, predictable discourse - a certain level of discomfort is necessary to dismantle old ways of doing things that continue to uphold power structures that don't fairly service all members of a community. I'd like to bring local data and a background in the financial side of development to the table to assess the most cost-effective options that would ultimately serve all members of the community.

Please provide a brief summary of your background (such as life, work, educational, or volunteer experience that feels relevant to this opportunity): I have been an active member of the community through a variety of volunteer positions, including a role as the chair of the Family First Learning Lab, the SterlingCRE Day of Service, and local service projects through Alpha Phi. My professional background includes work in commercial banking, multifamily development, commercial real estate development and brokerage, marketing, and a variety of operational functions. Altogether, these experiences equip me to assist in complex conversations about development at a local and regional level.

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: Field of housing or real estate

If you selected Housing non-profit, Field of housing or real estate, banking and/or finance or other please enter the name of the organization:: Sterling Commercial Real Estate Advisors

Race: White

Ethnicity: White

Gender: Female

Sexual Orientation: Heterosexual

Age: 25

Disability Status: No

Reference 1 Name: Claire Matten

Reference 2 Name: Jim McLeod

Agreement Signature:I affirm that my application responses are true and complete to the best of my knowledge: Yes

Time of Submission: 09/26/22 2:34:52 PM

Attachments:

- Kara Hogan 9.26.22.pdf

KARA HOGAN

REAL ESTATE
ADVISOR

CONTACT

(406) 396 1176
khogan935@gmail.com

PROFESSIONAL SUMMARY

Motivated real estate advisor with a background in real estate development + excellent communication skills.

EDUCATION

UNIVERSITY OF MONTANA

2015 - 2018 | Business Administration - Finance

EXPERIENCE

2022 SterlingCRE Advisors - November 2021 - Current ADVISOR

- Collaboration of development and brokerage transactions within the industrial, multifamily, special purpose and office asset classes.
- Extensive work with sales and lease transactions with local and national businesses.

2021 FIRST SECURITY BANK - April 2021 - November 2021 ASSISTANT REALTIONSHIP MANAGER

- Performed credit analysis on companies and individuals through cash flow assessments.
- Collected financial statements to conclude loan risk and completed full assessments of fiscal strength in relation to current and projected cash flow.

2019 - 2021 LUMENAD - June 2019 - March 2021 CAMPAIGN ANALYST - February 2020 - March 2021

- Managed 54 line items across a variety of campaigns with variability in KPIs and strategies including footfall attribution.
- Aided in the development of strategies presented to the client for new campaign objectives.

2018 - 2019 FARRAN REALTY PARTNERS SENIOR ASSOCIATE - January 2018 - June 2019

- Spearheaded investor documents to fund \$145.1MM in multifamily project costs by evaluation of financial modeling.
- Facilitated effective communication methods between managing partners, administrators, and consultants. Executed accounts payable/receivable and reconciled pay applications with contractors.

SKILLS

Communication Skills
Quick Learning Pace
Team Oriented
Self Discipline
Knowledge of Financial
Statements

