

About us - Dahe

Dahe Good has been providing development consulting services as owner and lead consultant for GoodJames Consulting since 2004. Since then, she has successfully closed projects in Oregon and Washington totaling over 900 units, involving \$83million in project sources. An additional 94 units are in closing involving \$11.5million in project sources.

Dahe focuses on providing financial modeling and budget development, with expertise in obtaining funding awards and closing projects using Sec 42 Low Income Housing Tax Credits, tax exempt bonds, historic tax credits, USDA Rural Development transfers, TCAP and Sec 1602 Exchange funding, in addition to a variety of federal and state subsidy programs. She also provides analysis and advice regarding 'Year 15', expiring use, and financial restructuring. Recently, she successfully assisted in the restructure of city of Portland financing for a non-profit portfolio of 48 scattered site properties.

Additional services include acquisition and site analysis, facility and program design, organizational capacity evaluation, construction planning and project management, and negotiating and closing financing and equity investment. Clients include State of Oregon Department of Revenue, The Enterprise Foundation, Housing Development Center, Guardian Real Estate Services, Portland Community Reinvestment Initiatives, Union Labor Retirement Association, Beacon Development Group, Cascade Investment Capital, and YWCA of Greater Portland.

Recent projects include portfolio transfers of scattered site preservation projects, federally assisted with Section 8 or RD rental assistance, new construction infill, and a historic-designated preservation project in Portland with Federal and LIHTC tax credits and urban renewal funds.

Dahe Good brings a wealth of experience to GJC. She has previously served in a wide range of industry-related positions, including: VP of Acquisitions (at Homestead Capital, a Portland tax credit syndicator with an 8-state region in the Western US); underwriter with the Portland Development Commission (where she underwrote and closed \$27 million in loans for projects totaling 360 units); Manager of Housing Development and Programs for the City of Seattle, Office of Housing (responsible for affordable rental and home ownership policy and programs); and as Development Manager at Capitol Hill Housing, a non-profit in Seattle (where she was responsible for the development of \$39.3 million in projects including 312 units of housing and 37,000 square feet of commercial space). Dahe previously held an MAI appraiser designation, and has over 20 years experience in the real estate industry, with a specialty in affordable housing. She has been analyzing Section 42 LIHTC properties since the program's inception in 1987, covering well over 5,000 units of housing