



ZEN DEVELOPMENT CONSULTANTS LLC

222 Redwood Drive | PO Box 1082 | Woodacre, California 94973 | 818/653-3899



ILEAH LA VORA

Senior Development Consultant

FOCUS

Project Management

PROFESSIONAL HIGHLIGHTS

- San Francisco/Bay Area specialist
- Experienced with all aspects of LIHTC and HUD 202
- Strong experience with mixed use and mixed populations
- Project management from conception to completion
- Asset Management

EDUCATION

University of California, Davis
Bachelor of Science,
Community & Regional
Development

PROFESSIONAL EXPERIENCE

Zen Development Consultants LLC

Senior Development Consultant, Present

Provides real estate consulting services specializing in entitlements, community outreach, funding applications; development team procurement; construction loan closings; construction; permanent loan conversions; conception-to-completion project management, and asset management.

Mercy Housing California San Francisco, California

Senior Project Manager, 2018-2021

Project Manager, 2010-2011, 2014-2018

Assistant Project Manager, 2005-2010

Managed and performed all tasks related to the development of quality affordable housing from conception to permanent conversion and close-out. Responsible for reviewing sites for potential housing developments, preliminary land use analysis to determine feasibility; secure local approvals and neighborhood acceptance; prepare financial analysis; secure all project funding; oversee the design and construction process; manage lease-up and transition to property/asset management; and close out with the investor and lenders.

Asset Manager, 2012-2014

Maximized financial performance of the operating budget for a portfolio of 15 properties to ensure long-term viability. Developed and assisted property management with the implementation of capital need plans, including rehab projects.

U.S. Bank San Francisco, California

Senior Loan Administrator, 2011-2012

Primary liaison between customers, attorneys, and inspectors on affordable housing projects during construction loan closing and existing term loans. Negotiated commercial real estate construction and term loan documents on behalf of U.S. Bank. Monitor and collected all required due diligence items required for the construction loan closing process.

CERTIFICATIONS, SKILLS, AND AFFILIATIONS

Financial Modeling in Excel

MS Office – Word, Excel, PowerPoint, Project

FACES – SF, (Former) Secretary of Board of Directors

LISC Housing Development Training Institute, September 2008

LISC Advanced Housing Development Training Institute, July 2009