

# JEFFREY D. WATSON, AICP, EDFP, HDFP

---

## Local Government Executive

An accomplished and versatile executive who has succeeded as a leader and manager in public staff and private roles, and is well versed in the administrative, technical, and policy issues relevant to local government and non-profit organizations. Major strengths include: a demonstrated ability to quickly understand complex problems and develop strategies to resolve them effectively, bring stakeholders together to address challenges in a variety of settings, and energize all constituents to support an organization's mission. A positive leader who manages and inspires staff, works constructively with boards and other constituencies, and establishes and maintains strong relationships with community leaders and collaborating organizations.

Organizational Management  
Program Management  
Project Management

Staff Leadership & Development  
Budgeting & Financial Management  
Strategic Planning

Community Development  
Economic Development  
Policy Analysis

### EXPERIENCE

- Community Development Department, City of Federal Way, Washington May 2014 – Present  
**Community Services Manager**
- Human Services Department, Snohomish County, Washington January 2011 – July 2013  
**Division Manager, Housing & Community Services**
- Community Development Department, Douglas County, Colorado September 2000 – July 2009  
**Assistant Director for Community Services, 2006 to 2009**  
**Executive Director, Lamb Spring Archaeological Preserve, (Interim) 2007 to 2009**  
**Community Services Planning Manager, 2004 to 2006**  
**Executive Director, Douglas County Housing Partnership, (Interim) 2003 to 2004**  
**Long Range and Comprehensive Planning Manager and Historic Preservation Board Administrator, 2000 to 2004**

### MANAGEMENT & LEADERSHIP

Oversee staff and programs with leadership and management responsibilities including:

- Organizational Management
- Financial Management
- Budgeting
- Strategic Planning
- Program Development
- Project Management
- Policy Development/Analysis
- Program Management
- Community Development
- Finance Oversight
- Staff Leadership, Mentoring, Development, Teambuilding, and Management
- Extensive Public Speaking
- Community Engagement and Participation
- Intra-Departmental Coordination
- Intra-Organization Coordination & Partnerships

## ACCOMPLISHMENTS

### *Federal Way:*

- Successful application, award, and implementation of a Section 108 Loan for the City's Performing Arts & Events Center;
- Coordinated the establishment, with multiple stakeholders, of a Day Center to provide the homeless with hygiene services, connection to housing, and case management services; and
- Revisited, improved, and streamlined the Community Services Division functions and processes to improve program control, effectiveness, and efficiency.

### *Snohomish County:*

- Reorganized the Housing & Community Services Division to improve program control, effectiveness, and efficiency;
- Revised, improved, and streamlined the NOFA/RFP application and funding processes for the Division's programs;
- Streamlined the contracting process for program funding for grant and loan recipients; and
- Participated on a committee to provide the Washington State Housing Finance Commission recommendations for policies and procedures on allocation of Low-Income Housing Tax Credits.

### *Douglas County:*

- Advocated for, and negotiated the creation of, the first multi-jurisdictional housing authority in the State of Colorado, the Douglas County Housing Partnership (DCHP); and acted as the interim executive director for the first nine months;
- Established a new programmatic area (Community Services) in the Community Development Department that focuses on community development issues including CDBG, affordable housing, and economic development;
- Launched and oversaw the establishment and growth of the Douglas County Community Development Block Grant Program;
- Acted as Douglas County representative on Private Activity Bond/Low Income Housing Tax Credit (PAB/LIHTC) and other projects that exceeded \$35 million including PAB/LIHTC and other funding;
- Acted as project manager and staff for the US Highway 85 Wastewater Committee, which investigated the technical feasibility of a public/private partnership (including engineering, legal, organizational, construction, financing, and operations) of a wastewater collection and distribution system for a 10-mile corridor in Douglas County; and
- Oversaw or directly evaluated over 50 special district proposals for Douglas County including the review and analysis of pro-formas for tax-exempt bonds, taxable bonds, and other instruments for both capital improvements and operating costs, ranging from \$1 million to \$75 million.

## EDUCATION

**University of Washington**, Daniel J. Evans School of Public Affairs  
*Master of Public Administration*

**Harvard University**, John F. Kennedy School of Government  
*Program for Senior Executives in State and Local Government*

**University of Colorado**  
*Master of Urban and Regional Planning*

**University of Colorado**  
*Bachelor of Arts in History*

### CERTIFICATIONS

**Economic Development Finance Professional (EDFP)**

*National Development Council*

**Housing Development Finance Professional (HDFP)**

*National Development Council*

**American Institute of Certified Planners (AICP)**

*American Planning Association*

### PROFESSIONAL AFFILIATION

- American Institute of Certified Planners
- American Planning Association
- Urban Land Institute
- National Trust for Historic Preservation
- Congress for New Urbanism

### COMMUNITY PARTICIPATION

- **Board of Directors**, Woman's Crisis and Family Outreach Center, Castle Rock, CO **2007-2009**  
(Domestic violence prevention and support organization)
- **Board of Directors**, Communities in Schools, Federal Way, WA **2015-Present**  
(Support and Mentoring for at-risk youth)