



**City of Seattle**  
Mayor Jenny A. Durkan

# AFFORDABLE MIDDLE- INCOME HOUSING ADVISORY COUNCIL

**Monday, June 10, 2019 | 1:00-5:00 PM**

**Seattle City Hall | Norm B Rice Conference Room, 7<sup>th</sup> Floor**

## MEETING #5

- Objectives:**
- Continue review of MFTE program and discuss opportunities for its upcoming renewal.
  - Continue discussions of modeling and strategies in work groups.

**Advance** Please review the [Advisory Council website](#) for previous meeting summaries and materials.

**Materials:** For MFTE discussion, please review the 5/20 meeting materials on the Advisory Council website. For Cost and Regulatory Work Group, please review the Up for Growth [Seattle affordability calculator](#) and the 2018 [Sightline Institute article](#).

**Agenda: 1:00-2:15 | Financing and Investment Strategies Work Group Meeting**

Discussion topics: ECONorthwest will present models of impacts of lower-cost debt and below-market equity on multifamily development. Advisory Council members Faith Pettis and Mark Dean will present on social impact investment models for moderate income multi-family housing.

**2:15-3:30 | Full Advisory Council Meeting**

Discussion topics: The Office of Housing will follow-up the Advisory Council's 5/20 discussion of the MFTE program and solicit input on possible goals for the program renewal and their implications for program design. An ad hoc work group will meet on 6/11 to further refine Advisory Council input.

**3:45-5:00 | Cost and Regulatory Strategies Work Group Meeting**

Discussion topics: ECONorthwest will present models of cost reduction strategies and their impacts on multi-family development. Advisory Council members will provide guidance on which cost levers should be the focus of future modeling.

## Upcoming Meetings:

**MFTE Ad Hoc Working Group |** Tues, June 11, 2019, 3:00-4:30 | Historical Conference Room, City Hall, 7<sup>th</sup> Floor

**Full Advisory Council |** Monday, July 8, 2019, 1:00-5:00pm | Norm B. Rice Conference Room, City Hall, 7<sup>th</sup> Floor

- 1:00-2:00 | Financing and Investment Strategies Work Group Meeting
- 2:00-4:00 | Full Advisory Council Meeting (Discussion topics will include: Constraints on gift of public funds; Nontraditional ownership model such as cooperatives and land trusts)
- 4:00-5:00 | Cost and Regulatory Strategies Work Group Meeting

## Workgroup assignments.

**Standing workgroups.** All Advisory Council members are asked to participate in one of the two standing workgroups. These suggested assignments are based on the April Advisory Council meeting and subsequent discussions. **Advisory Council members are welcome to participate in both working groups if they wish.**

- Financing and Investment Strategies Workgroup.

Advisory Council Members:      Ada Healey, Vulcan  
Governor Gary Locke  
Bruce Brooks, Craft3  
Mark Dean, Citibank  
David Della, Green Shoots Consulting  
Greg Gorder, Gaard Development  
Gabe Grant, Spectrum Development Solutions  
Julie Howe, Urban Evolution  
Amy King, Square Peg Construction  
Doris Koo, Yesler Community Collaborative  
Tony Mestres, Seattle Foundation  
Nate Miles, Eli Lilly  
Faith Pettis, Pacifica Law Group  
Brad Reisinger, LMC  
Joe Schocken, Broadmark Capital  
Theresa Whitmarsh, WA State Investment Board

Staff Members:                      Leslie Brinson, Mayor's Office  
Julie Dingley, City Budget Office  
Jen LeBrecque, Office of Housing

- Cost and Regulations Strategies Workgroup.

Advisory Council Members:      Larry Brown, State Labor Council  
Ezra Teshome, Community Member  
Maria Barrientos, barrientos RYAN  
Lisa Bogardus, Seattle Building Trades  
Dan Duffus, Blueprint Capital  
Aaron Fairchild, Green Canopy Homes  
Joe Ferguson, Lake Union Partners  
John Hempelmann, Cairncross & Hempelmann  
Paul Purcell, Beacon Development Group  
Kathleen (Kat) Sims, Master Builders

Staff Members:                      Sara Maxana, Mayor's Office  
Kiersten Grove, Mayor's Office  
Brennon Staley, Office of Planning and Community Development

**Ad hoc workgroups.** All Advisory Council members are invited to participate in either or both the two ad hoc workgroups. These suggested assignments are based on the April Advisory Council meeting and subsequent discussions. **If you wish to participate in one or both of the ad hoc workgroups, please let staff know!**

- Opportunity Zones Strategies.

Advisory Council Members:	David Della, Green Shoots Consulting Greg Gorder, Gaard Development John Hempelmann, Cairncross & Hempelmann Doris Koo, Yesler Community Collaborative Nate Miles, Eli Lilly Brad Reisinger, LMC
Staff Members:	Katya Sienkiewicz, Mayor's Office

- MFTE Renewal.

Advisory Council Members:	Ada Healey, Vulcan Maria Barrientos, barrientos RYAN Lisa Bogardus, Seattle Building Trades Joe Ferguson, Lake Union Partners Gabe Grant, Spectrum Development Solutions John Hempelmann, Cairncross & Hempelmann Julie Howe, Urban Evolution
Staff Members:	Leslie Brinson, Mayor's Office Emily Alvarado, Office of Housing