



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <u>Selome Teshome</u>		
<b>Board/Commission Name:</b> <u>Capitol Hill Housing PDA Council</u>		<b>Position Title:</b> <u>Member</u>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <u>PDA Council</u>		<b>Term of Office:</b> <u>04/11/16 - 04/01/19</u>
<b>Residential Neighborhood:</b> <u>Capitol Hill</u>	<b>Zip Code:</b> <u>98112</u>	<b>Contact Phone No.:</b> 
<b>Legislated Authority:</b> SMC 3.110		
<b>Background:</b> Selome Teshome, A lifelong Seattleite and first generation Ethiopian American who was born, raised and still resides in the Central District. Selome holds a B.A. in Political Science and an M.A. in American Studies with an emphasis in African Studies, both from Washington State University. She owns and operates an insurance agency, established on Capitol Hill in 2007. Additionally, Selome has taken part in successfully renovating and redeveloping small residential and multifamily real estate projects in the Central District and Capitol Hill areas. These experiences have given her a broad understanding of real estate and neighborhood development from various perspectives. Over the years, Selome has been involved in various community organizations and services, including mentoring young girls, leading programs in her Ethiopian community, and collaborating with neighborhood improvement efforts in the Central District. She currently serves as secretary of the Central District Association.		
This appointment represents Ms. Teshome's first term		
<b>Date of Appointment:</b> <u>04/11/16</u>	<b>Authorizing Signature (original signature):</b> 	<b>Appointing Signatory:</b> <u>Catherine Hillenbrand,</u> CHH Board Chair

FILED  
 CITY OF SEATTLE  
 2016 JUN -2 AM 10:10  
 CITY CLERK

# SELOMÉ TESHOME

SELOMÉ TESHOME  
208.855.1938

## PROFESSIONAL EXPERIENCE

TESHOME FAMILY LLC & 13 <sup>TH</sup> AND PINE LLC	STRATEGIC PLANNING AND PROPERTY MANAGER; 2008 - PRESENT
TESHOME INSURANCE AGENCY	AGENCY MANAGER AND OWNER; 2007 – PRESENT
STATE FARM INSURANCE	AGENCY FIELD SPECIALIST; 2006-2007

## LEADERSHIP / COMMUNITY INVOLVEMENT

ETHIOPIAN COMMUNITY IN SEATTLE	FUNDRAISING AUCTION LEAD AND GENERAL VOLUNTEER, FLUENT IN AMHARIC
DELTA SIGMA THETA SORORITY, INC.	MEMBER AND PAST CHAPTER PRESIDENT
CENTRAL DISTRICT ASSOCIATION	MEMBER AND SECRETARY
ABOL NETWORKING GROUP	CO-FOUNDER AND PROGRAM ORGANIZER
UNITED WAY PROJECT LEAD	PROGRAM GRADUATE
YWCA GIRLSFIRST PROGRAM	MENTOR

## EDUCATION

WASHINGTON STATE UNIVERSITY	M.A. AMERICAN STUDIES, EMPHASIS IN AFRICAN STUDIES; MAY 2004
WASHINGTON STATE UNIVERSITY	B.A. POLITICAL SCIENCE (PRE-LAW); BUS MINOR, HONORS COLLEGE MAY 2002
SEATTLE PREPARATORY SCHOOL	H.S. DIPLOMA; JUNE 1998
INTERNATIONAL COMMUNITY SCHOOL OF ADDIS ABABA, ETHIOPIA	EXCHANGE STUDENT; 1995 – 1996

## AREAS OF INTEREST

REAL ESTATE. INSURANCE. DEVELOPMENT. COMMUNITY IMPROVEMENT INITIATIVES. NEIGHBORHOOD PLANNING AND INTERIOR DESIGN. YOUTH MENTORING. COMMUNITY HERITAGE PROJECTS.

# Capitol Hill Housing Improvement Program (CHH) Public Development

## Authority

May 2016

*No less than 11 members and no more than 15 members:* Per RCW 35.21.730 and Seattle Municipal Code (SMC) 3.110, all subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

**Roster:**

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
6	M	1.	Member	Dana Behar	4/1/14	4/1/17	2	Governing Council
6	F	2.	Chair	Catherine Hillenbrand	4/1/15	4/1/18	3	Governing Council
6	F	3.	Member	Alice Quaintance	4/1/15	4/1/18	4	Governing Council
2	F	4.	Member	Selomé Teshome	4/1/16	4/1/19	1	Governing Council
6	M	5.	Member	Paul Breckenridge	4/1/14	4/1/17	1	Governing Council
6	M	6.	Member	Michael Malone	4/1/14	4/1/17	3	Governing Council
6	F	7.	Member	Rachel Ben-Shmuel	4/1/16	4/1/19	3	Governing Council
6	M	8.	Vice Chair	Robert Schwartz	4/1/15	4/1/18	2	Governing Council
6	M	9.	Member	Bob Fikso	4/1/15	4/1/18	1	Governing Council
2	F	10.	Member	Barbara Nabors-Glass	4/1/15	4/1/18	1	Governing Council
6	M	11.	Treasurer	Drew Porter	4/1/15	4/1/18	1	Governing Council
6	M	12.	Member	Eric Snow	4/1/15	4/1/18	1	Mayor
6	F	13.	Member	Elizabeth Dunn	4/1/14	4/1/17	4	Mayor
2	M	14.	Secretary	Heyward Watson	4/1/14	4/1/17	1	Mayor
4	M	15.	Member	Derrick Belgarde	4/1/16	4/1/19	1	Governing Council

**Diversity Chart:**

	(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)		(9)	
	Men	Women	Vacant	Minority	Asian-American	Black/African American	Hispanic / Latino	American Indian/Alaska Native	*** Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multi-racial					
Mayor	2	1	0	1		1				2								
Governing Council	7	5	0	3		2		1		9								
Other																		
<b>Total</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>4</b>		<b>3</b>		<b>1</b>		<b>11</b>								

**Key:**

- \*D List the corresponding *Diversity Chart* number (1 through 9)
- \*\*G List *gender*, M or F
- \*\*\*Other Includes diversity in any of the following: *race, gender and/or ability*

Appointment of Selome Teshome  
and Derrick Belgarde on page 2



**REGULAR BOARD MEETING MINUTES**

Pike-Pine Room  
1620 12<sup>th</sup> Avenue, Seattle

**April 11, 2016**

**Members Present:** Frank Alvarado, Derrick Belgarde, Rachel Ben-Shmuel, Paige Chapel, Liz Dunn, Bob Fikso, Catherine Hillenbrand, Sharron O'Donnell, Alice Quaintance, Eric Snow, Selomé Teshome

**Members Absent:** Dana Behar, Paul Breckenridge, Michael Malone, b.g. Nabors-Glass, Drew Porter, Robert Schwartz, Heyward Watson

**Staff Present:** Alex Brennan, Kiley Dhatt (taking minutes), Jill Fleming, Stacey McQuade-Reum, Chris Persons, Katie Porter, Michael Seiwerath, Joel Sisolak, Deena Wallis

**Members of the Public Present:** Marian Hayes, Randall Lindsay

The meeting was called to order by Alice Quaintance at 5:58 pm.

A motion to approve the **Consent Agenda** was made by Paige Chapel, seconded by Cathy Hillenbrand, and passed unanimously.

**Disclosures and recusals:** Liz Dunn disclosed that she has property interests in the general neighborhood of the Harvey Apartments. Selomé Teshome disclosed that she has property interests in the general neighborhood of the Liberty Bank Building.

**ULI Award:** Chris Persons unveiled the Urban Land Institute award, which CHH received for the 12<sup>th</sup> Avenue Arts Building.

**Introduction of Stacey McQuade-Reum:** Alice introduced Stacey McQuade-Reum, who is the new CHH Director of People and Culture, to the Board. Board members introduced themselves to Stacey.

**Public Comment:** Marian Hayes explained that she is here to discuss a lack of communication with CHH. She stated that it is impossible to get a phone call back from the office, and that she does not feel warmly welcomed when she comes into the office itself. Marian mentioned a number of other building-specific issues, including problems with the hot water heater, tenants' ability to garden, and a broken elevator. She further requested a copy of the CHH Tenant Handbook.

Randall Lindsay made several complaints regarding his building site manager. He also stated that he was given a difficult choice between moving to the Elizabeth James building or being evicted.

Chris stated that this was the first time he heard about Marian's concerns, and that these will be reviewed and the staff will respond to her as soon as possible. Chris also noted that the staff is aware of the issues Randall raised, and that he is confident in the staff's handling of those difficult circumstances.

### **Presentation and Discussion**

**Review of Strategic Initiatives:** Chris reviewed Capitol Hill Housing's Strategic Initiatives.

### **Finance Report**

**Finance and Asset Management Report:** Sharron O'Donnell presented the monthly finance and asset management report to the Board. Sharron explained that although the operating statement shows a deficit, the deficit is \$50,000 less than was budgeted for this point in time, so we are actually showing better results than originally expected. The Limited Partnerships and HUD audits are completed, and the big organization-wide audit will be started next week. Sharron also reminded the Board that because of the exit of the limited partners in the El Nor and Harrison and some recasting of the budget numbers, March's financial statements will look differently from February's, reflecting changes to the income statement and balance sheet. It was noted that page 18 of the packet contains an error and should be ignored, as page 17 has the correct figures.

A motion to accept the monthly finance and asset management report was made by Sharron O'Donnell, seconded by Cathy Hillenbrand, and passed unanimously.

### **Executive Committee and Board**

The Executive Committee and Board portion of the agenda was moved up so that Sharron could be present for it.

**Considering diversity and racial awareness:** Alice observed that the Board is now more racially diverse than it has ever been during her tenure, but noted that there is more work to be done on this front. She affirmed the importance of racial diversity on the Board, as it reflects the diversity of CHH tenants and other stakeholders. Heyward Watson suggested a number of months ago that we have a Board consideration of racial equity and awareness. The Board is moving forward with this, with direction and input from Stacey McQuade-Reum. Additionally, Rachel Ben-Shmuel has been attending an 8-week course on racial equity and has offered to share some of the insights she has gained with the Board. Alice shared that this initiative would be kicked off at the Board Retreat in June.

### **Board Development update:**

A motion was made by Liz Dunn to elect and install the following Board Members to the following positions: Rachel Ben-Shmuel to Position 7; Paige Chapel to Position 17, which is the non-voting Emeritus position; b.g. Nabors-Glass to Position 10; Selomé Teshome to Position 4; and Derrick Belgarde to Position 15, which is the CHH Tenant position. The motion was seconded by Sharron O'Donnell, and passed unanimously.

Cathy noted that there was no need to elect Eric Snow, since he serves in a Mayor-appointed seat.

Chris thanked Paige Chapel and Sharron O'Donnell for their years of service to Capitol Hill Housing. Paige will be moving into the non-voting Emeritus seat on the Board (Position 17), and Sharron O'Donnell will be leaving the Board.

A motion was made by Liz Dunn to elect the following Board members to the following Board Officer positions: Catherine Hillenbrand to Chair; Robert Schwartz to Vice Chair; Drew Porter to Treasurer; Heyward Watson to Secretary and Alice Quaintance will serve as immediate past chair for one year. The motion was seconded by Rachel Ben-Shmuel, and passed unanimously.

At this point, Alice Quaintance turned leadership of the meeting over to the newly elected Board Chair, Cathy Hillenbrand.

### Pipeline Discussion

**Updates on Liberty Bank and Capitol Hill TOD:** Katie Porter explained that we are moving forward with design on the Liberty Bank Building. There are a couple of public meetings coming up: the first is on April 20, the first public meeting in a year, hosted by the Central Area Land Use Review Committee; the second is April 25 at Centerstone at 6 pm; and the third is the early design guidance meeting, May 4 and tentatively 6:30 pm at the Seattle University building. Katie will circulate information about these three meetings to Board members via Kiley Dhatt. Cathy asked whether there is any way for Board members to preview the plans. Katie responded that CHH will submit these online on April 20, at which point the documents will become public and available to view.

Katie introduced Resolution 2016-06, which secures predevelopment funds for the Liberty Bank Building project. She explained that often during predevelopment, we begin to incur serious costs. CHH has already secured \$400,000 from Enterprise; tonight's resolution would authorize securing an additional \$750,000 from Impact Capital.

**A motion to approve Resolution 2016-06: Liberty Bank Building Predevelopment Financing Impact Capital** was made by Rachel Ben-Shmuel, seconded by Alice Quaintance, and passed unanimously.

Katie explained that the status of the Capitol Hill TOD site is similar to last month, in that we are waiting for Gerding Edlen to find investment partners. Negotiations with Sound Transit continue. Greg Elkerton will be attending the next PDC meeting for a more robust update.

**New Pipeline (Executive Session):** The Board entered into an executive session at 7:09 pm per RCW 42.30.110 (1)(c), "to consider the selection of a site or acquisition of real estate...when public knowledge regarding such consideration would cause a likelihood of increased price." The Board exited the executive session at 7:21 pm.

**Resolution 2016-07: Establish Community Programs and External Relations Committee:** Chris reminded the Board that this is a new committee that the Board has previously discussed adding, since community programs work does not currently have a suitable home in any other Board committee.

**A motion to approve Resolution 2016-07: Establish Community Programs and External Relations Committee** was made by Alice Quaintance, seconded by Rachel Ben-Shmuel, and passed unanimously.

**Review of Public Accountability:** Chris explained that per the current Rules and Regulations, CHH is obligated to meet certain public accountability requirements. He explained that the Public Accountability Report holds the organization accountable to communication and engagement with the community. Each April, the Board reviews these requirements in the form of a CHH Public Accountability Report. The report

was shared as a handout. Chris's computer ran out of battery, so corresponding PowerPoint slides will be sent to Board members via email.

#### **External Relations and Community Programs**

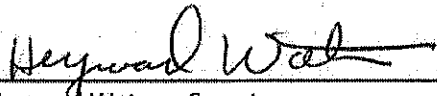
**Update on Foundation and Community Activities:** Michael Seiwerath reminded the Board that Top of the Town is April 28, and shared that we just crossed the \$100,000 mark in sponsorship for the event. He also shared that CHH has hired a fantastic program manager for Community Development Partners, Jamie Stroble. Jamie comes to us from InterIm CDA, where she was a program manager. She will mainly be working on CDP and managing HUD Section 4 grants. Additionally, a quarter of her time will be allocated to Sustainability and Planning.

Michael shared that the Community Forum, CHH's free community conversation, will take place on May 26 at the Summit event space. The agenda, which will be run "pecha kucha" style, will check in on a number of different program areas affecting Capitol Hill, including economic development, parks, affordability, culture and transportation.

Michael gave an update on the pedestrian street closure in the Pike/Pine corridor, which has received some media attention recently. He explained that the City of Seattle did a pilot closure in August of 2016 for a couple of Saturdays. The EcoDistrict's involvement was primarily in outreach to local businesses. The City is working on a report of the findings from this pilot, which is forthcoming.

**The meeting was adjourned by Cathy Hillenbrand at 7:29 pm.**

Attested,



Heyward Watson, Secretary  
May 9, 2016