



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Alexandra Moravec</i>		
Board/Commission Name: <i>Southwest Design Review Board</i>		Position Title: <i>SW Board, Developer</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Office: Second Term <i>Term start date 4/4/16 Term end date 4/3/18</i>
Residential Neighborhood: <i>Central Area</i>	Zip Code: <i>98122</i>	Contact Phone No.:
Legislated Authority: <i>SMC 23.41.008</i>		
Background: Alexandra works as an Asset Manager at Security Properties in Seattle, managing a portfolio of Section 8 housing projects located in over 20 states. She previously worked as a consultant at a community funding group, and for JPMorgan Chase's community development banking group; in both roles she worked to provide tax credit financing for non-profit real estate development. From the University of North Carolina, Chapel Hill, Alexandra holds a Master in Business Administration with a Real Estate Development concentration and a Master of City/Regional Planning with a Housing and Community Development concentration. Her BA in Psychology is from Harvard University. Alexandra resides in the Central District.		
Date of Appointment: <i>5/27/16</i>	Authorizing Signature (original signature): 	Appointing Signatory: <i>Edward B. Murray</i> <i>Mayor of Seattle</i>

FILED
 CITY OF SEATTLE
 2016 MAY 31 PM 3:44
 CITY CLERK

Alexandra Moravec • [REDACTED]
[REDACTED]

Ms. Lisa Rutzick
Program Manager
Seattle Design Review Board
PO Box 34019
Seattle, WA 98124

July 16, 2014

Dear Ms. Rutzick,

Please consider this letter an indication of my very strong interest in joining the Seattle Design Review Board, representing the SW District, in the open development representative role.

My education and training is in urban planning, community development, and real estate, and I have spent my career studying and thinking about how communities grow and change, and how real estate development can be a force for good, channeling growth that is natural and welcome into the means of building a better city and region. I would very much like to apply my passions and my skill set to helping the city that I love – and am fascinated by – grow as effectively as possible, while retaining the character and the soul that draws people here in the first place. Right now, the Seattle economy is booming, and rapid development is following. With this historical level of expansion comes great responsibility; as we build the future of Seattle, we have an obligation to ensure that we are building a legacy that we are proud of, and that makes the city work well for all of us who live here, work here, and care so much for it.

I believe that my experiences and training make me a strong candidate for the open position, outside of my pure enthusiasm for the issues at hand. I have worked in public policy, promoting federal and state policies that encourage equitable growth. I have earned a masters degree in business- where I concentrated in real estate development - and a second masters in city and regional planning – where my official concentration was “Housing, Community Development, and Real Estate.” I have worked for Washington, DC’s Office of Planning, on its Development Review team, and for a revitalization-oriented real estate developer in downtown Durham, North Carolina. I spent several years at JPMorgan Chase, managing and making very large and complex investments in real estate development in low-income communities across the US; my projects included charter schools, health clinics, job training programs, YMCAs, homeless shelters, economic development projects, and the like. Most recently, I have spent the last year and a half in Seattle working for Security Properties, a private, Seattle-based developer, where I manage the disposition of a large portfolio of affordable housing, primarily to low-income housing tax credit developers.

I very much enjoy thinking about real estate—as an agent for community change—on every level, from the micro to the macro. I am interested to hear about all aspects of a development, from the design of the bioswale out front, to the community input process, to the lenders’ requirements. I want to help shepherd Seattle’s development projects through this period of intense growth and change, and look forward to the opportunity to collaborate with peers on the effort, and to help bridge the gap between the public and private sector. Thank you so much for the opportunity to apply for the open position. I look forward to hearing from you soon, and welcome any questions you may have for me.

Sincerely,


Alexandra Moravec

ALEXANDRA MORAVEC

EXPERIENCE

- 2013-Present **SECURITY PROPERTIES INC.** **Seattle, WA**
Asset Manager. Security Properties has acquired or developed over 66,500 multifamily units at a cost of over \$3.35B, over its 40+ year history. I am responsible for the disposition of a portfolio of more than 60 Section 8 (HUD-subsidized affordable housing) projects, located in > 20 states.
- Manage sale processes from pre-marketing through closing, including: valuation, buy/hold strategy, negotiation with partners, legal analysis and strategy, marketing of properties, and managing regulatory process with HUD and local/state housing agencies across the US.
- 2012-2012 **COMMUNITY FUNDING GROUP** **Seattle, WA**
Sr. Consultant. Consultant to mission-driven, social service providers seeking tax credit financing for real estate development projects. Provide extensive client training/education regarding NMTC Program, deal structuring/negotiation, deal closing, construction finance, deal unwind.
- 2010-2011 **JPMORGAN CHASE BANK – Community Development Bank Group** **Chicago, IL**
AVP, New Markets Tax Credits. Originated, negotiated structure, or closed > \$190MM in equity investments in New Markets Tax Credit (NMTC) projects, including charter schools, job-training facilities, community health care providers, food banks, shelters, YWCAs, etc.
- Initiated and executed due diligence, underwriting for each deal opportunity.
 - Presented opportunities to senior credit officers for thorough approval process.
 - Modeled complex financial structures, project budgets, flow of funds matrices and instructions.
 - Reviewed and negotiated legal documentation with borrowers and third parties.
- 2009-2010 **JPMORGAN CHASE BANK – Community Development Bank Group** **Chicago, IL**
Portfolio Manager, New Markets Tax Credits. Managed JPMC's portfolio of equity investments in community development projects as portfolio grew from > \$400MM to > \$1.2B over one year.
- Collected, analyzed, and aggregated reports for each project including lease up, monthly, quarterly, and annual financial reports and audits, compliance certifications, etc.
 - Assisted in renegotiation/workout of properties and projects in default.
 - Created systems for and managed reporting of portfolio statistics up through JPMC structure.
- 2008-2009 **SCIENTIFIC PROPERTIES, INC.** **Durham, NC**
Finance Associate Intern. Contributed directly to key financial operations of local developer, converting historic warehouses and vacant/abandoned properties into vital downtown landscape.
- Designed/modeled complex annual budgets, projections, pro formas, investor reports for company, as well as for individual RE projects -- over 250,000 SF of historic redevelopment.
- Summer 2007 **WASHINGTON, DC OFFICE OF PLANNING** **Washington, DC**
Intern. Designed/produced detailed analysis of "Planned Unit Development" regulations and procedures, for presentation to the DC Director of Planning. Interviewed developers, architects, public advocates, community activists, and others with a stake in DC's development regulation.
- 2004-2006 **SMART GROWTH AMERICA** **Washington, DC**
Program Associate. Speechwriter and communications specialist for former Maryland Governor Parris Glendening, leader of a national non-profit advocacy organization that promotes environmentally and economically sustainable development and land use. Authored white papers on topics such as land banking, vacant properties strategies, etc.

EDUCATION

- 2007-2009 **UNIVERSITY OF NORTH CAROLINA** **Chapel Hill, NC**
UNC KENAN-FLAGLER BUSINESS SCHOOL
Master of Business Administration with Real Estate Development concentration, May 2009.
Forté Foundation Scholar. Kenan-Flagler Premier Fellow. GMAT 740. Real Estate Club President.
- 2006-2009 **UNIVERSITY OF NORTH CAROLINA**
DEPARTMENT OF CITY AND REGIONAL PLANNING **Chapel Hill, NC**
Master of City/Regional Planning, with concentration in Housing, Community Development, Real Estate, May 2009.
- 1999-2004 **HARVARD UNIVERSITY** **Cambridge, MA**
Bachelor of Arts in Psychology, *Cum Laude*, January 2004. Varsity, NCAA D1 Rower.

Seattle Design Review Board - June 2016

36 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 11 City Council-appointed
- 11 Mayor-appointed
- 14 Joint Mayor and Council appointed
- 1 Council appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	7	1.	Local Residential, DT	Leong, Grace	4/4/2015	4/3/2017	1	Mayor/Council
6	F	4	2.	Community, NE	Begley, Ivana	4/4/2013	4/3/2017	2	Mayor
6	F	1	3.	Development, SW	Moravec, Alexandra	4/4/2016	4/3/2018	2	Mayor
1	M	7	4.	Local Business, W	Nishiwaki, Homero	4/4/2015	4/3/2017	1	Mayor/Council
6	M	1	5.	Local Residential, SW	Bronk, Todd	4/4/2013	4/3/2017	2	Mayor
6	M	3	6.	Local Business, E	Bigelow, Curtis	4/4/2016	4/3/2018	2	Mayor/Council
6	M	2	7.	Community, SE	Sauvion, David	4/4/2016	4/3/2018	2	Mayor
1	F	3	8.	Development, SE	Khosla, Sharon	4/4/2016	4/3/2018	1	Council
6	F	6	9.	Community, NW	McNichols, Emily	4/4/2016	4/3/2018	1	Council
6	M	6	10.	Local Business, NW	Bell, Chris	4/4/2015	4/3/2017	1	Mayor/Council
6	F	2	11.	Design Professional, E	Buseti, Barbara	4/4/2015	4/3/2017	1	Mayor
6	M	7	12.	Development, NW	Angellillo, Marc	4/4/2016	4/3/2018	2	Mayor
1	F	3	13.	Local Business, DT	Grant, Anjali	4/4/2016	4/3/2018	2	Mayor/Council
3	F	3	14.	Development, E	Gualy, Natalie	4/4/2013	4/3/2017	2	Council
6	M	3	15.	Development, NE	Marría, James	4/4/2016	4/3/2018	1	Council
6	M	1	16.	Community, SW	Zinski, Matt	4/4/2014	4/3/2018	2	Council
6	M	4	17.	Design Professional, NE	Blank, Eric	4/4/2014	4/3/2018	2	Council
6	F	7	18.	Design Professional, W	Idziorek, Katherine	4/4/2013	4/3/2017	2	Council
6	F	1	19.	Community, W	Harrington, Christine	4/4/2016	4/3/2018	2	Mayor
6	M	1	20.	Development, DT	McCullough, Murphy	4/4/2013	4/3/2017	2	Council
6	F	1	21.	Local Business, SW	McNamara, T. Frick	4/4/2013	4/3/2017	2	Mayor/Council
6	F	2	22.	Design Professional, SE	Dagliano Holmes, Carey	4/4/2015	4/3/2017	1	Council
6	M	4	23.	Design Professional, NW	Walzak, Keith	4/4/2015	4/3/2017	1	Mayor

6	F	3	24.	Community, E	Orr-Cahall, Christina	4/4/2013	4/3/2017	2	Council
6	M	6	25.	Local Residential, NW	Kutzera, Dale	4/4/2016	4/3/2018	2	Mayor/Council
6	M	7	26.	Community, DT	Calvert, Bradley	4/4/2016	4/3/2018	1	Mayor
6	M	3	27.	Development, W	Pickrell, Boyd	4/4/2013	4/3/2017	2	Mayor
6	M	4	28.	Local Residential, NE	Williams, Blake	4/4/2015	4/3/2017	1	Mayor/Council
6	M	6	29.	Design Professional, DT	Emery, JP	4/4/2016	4/3/2018	1	Mayor
6	M	1	30.	Design Professional, SW	Caffrey, Donald	4/4/2015	4/3/2017	1	Mayor/Council
6	M	2	31.	Local Business, SE	Weber, Julian	4/4/2016	4/3/2018	2	Mayor/Council
6	F	7	32.	Local Residential, W	Stephenson, Janet	4/4/2013	4/3/2017	2	Mayor/Council
6	M	3	33.	Local Residential, E	Foltz, Dan	4/4/3013	4/3/2017	2	Mayor/Council
3	M	2	34	Local Residential, SE	Romero, Charles	4/4/2015	4/3/2017	1	Mayor/Council
			35.	Local Business, NE	VACANT	4/4/2016	4/3/2018	1	Mayor/Council
6	F	3	36.	Get Engaged	Taylor, Amy	9/2/2015	9/1/2016		Council (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)				
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	7	4	0	0	0	0	0	0	0	11	0	0	0
Council	4	7	0	0	1	0	1	0	0	9	0	0	0
Other	9	4	0	0	3	0	1	0	0	9	0	0	0
Total	20	15	0	0	4	0	2	0	0	29	0	0	0

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.