




City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Paul Breckenridge		
Board/Commission Name: Community Roots Housing Public Development Authority		Position Title: Member
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Governing Council</i>	Term of Position: * 4/1/2020 to 3/31/2023 <input type="checkbox"/> Serving remaining term of a vacant position	
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: Paul founded Breckenridge Consulting Services (BCS) in 2007 to help bridge the gap between the organizations that provide tax credit capital and the developers and service agencies that utilize that capital. Prior to starting BCS, Paul served as the Western Region Director for Enterprise Community Investment's Structured Finance Department. At Enterprise, Paul managed over \$160 million in NMTC and Low Income Housing Tax Credit investment throughout the western US. Paul previously worked as a developer at the Low Income Housing Institute. Paul is a Returned Peace Corps Volunteer, having served in Jamaica from 1997-1999. Paul holds an MBA from the University of Washington, and a BS from Willamette University.		
Authorizing Signature (original signature): 	Appointing Signatory: Shalimar Gonzales Capitol Hill Housing Governing Council, Board Chair	
Date Signed (appointed): April 13, 2020		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Paul Breckenridge



EXPERIENCE

2007- **BRECKENRIDGE CONSULTING SERVICES, INC.** Seattle, WA
President

BCS works with a range of clients to develop and execute New Markets Tax Credit (NMTC) and Historic Tax Credit financing strategies. BCS clients include real estate developers, nonprofit organizations expanding into new facilities, businesses seeking capital financing, Native American tribes and community development entities (CDEs).

- BCS has closed over \$560 million in 39 NMTC and Historic Tax Credit transactions around the country.
- BCS has prepared successful NMTC applications on behalf of multiple CDE clients resulting in \$180 million of NMTC allocation.
- Since 2007, BCS has been retained by Local Initiatives Support Corporation's NMTC group to assist in NMTC deployment and strategic planning. LISC is one of the largest recipients of NMTC allocation in the country.

2003-2007 **ENTERPRISE COMMUNITY INVESTMENT** Seattle, WA
Director – Western Region – Structured Finance Group

I originated and structured New Markets Tax Credit, Low Income Housing Tax Credit, and mezzanine debt transactions in underserved communities throughout the western United States. My work involved identifying investment opportunities, preparing and analyzing advanced financial models, negotiating investment terms with developers, managing real estate risk, and coordinating a legal team in transaction closings. At Enterprise, I managed the investment of over \$114 million of LIHTC equity and \$50 million of NMTC allocation.

1999-2001 **LOW INCOME HOUSING INSTITUTE** Seattle, WA
Housing Developer

LIHI is a nonprofit low-income housing developer based in Seattle, Washington. At LIHI, I coordinated the acquisition and financing for multifamily rental housing projects serving homeless and low-income households.

1997-1999 **UNITED STATES PEACE CORPS** St. Elizabeth, Jamaica
Volunteer

As a Peace Corps Volunteer in rural Jamaica, I worked on a variety of projects ranging from the promotion of sustainable farming practices to coordinating youth summer camps.

EDUCATION

June 2003 **UNIVERSITY OF WASHINGTON** Seattle, WA
Master of Business Administration

May 1997 **WILLAMETTE UNIVERSITY** Salem, OR
Bachelor of Science in Environmental Science

Community Roots Housing Public Development Authority

DECEMBER 2020

No less than 11 members and no more than 15 members: Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, *all* members 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	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	M	5	1.	Member	George Staggers	4/1/20	3/31/23	2	Governing Council
3	M	3	3.	Member	Frank F Alvarado III	4/1/17	3/31/21	4	Governing Council
	F		3.	Member	Sarah Cubillos	4/1/20	3/31/23	1	Governing Council
2	F	4	4.	Member	M. Michelle Purnell-Hepburn	4/1/20	3/31/23	1	Governing Council
6	M	3	5.	Member	Paul Breckenridge	4/1/20	3/31/23	2	Governing Council
6	F	3	6.	Member	Jill Cronauer	4/1/20	3/31/23	2	Governing Council
6	F	3	7.	Member	Rachel Ben-Shmuel	4/1/19	3/31/22	3	Governing Council
2	F	N/A	8.	Member	Michelle Morlan	4/1/20	3/31/23	1	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/20	3/31/23	2	Governing Council
2	F	3	10.	Member	Barbara Nabors-Glass	4/1/18	3/31/21	2	Governing Council
6	M	3	11.	Member	Drew Porter	4/1/18	3/31/21	3	Governing Council
6	M	7	12.	Member	Chasten Fulbright	4/1/27	3/31/20	1	Mayor
6	M	3	13.	Member	Eric Snow	4/1/18	3/31/21	2	Mayor
9	F	7	14.	Member	Shalimar Gonzales	4/1/17	3/31/20	1	Mayor
4	M	3	15.	Member	Derrick Belgarde	4/1/19	3/31/22	2	Governing Council

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 (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	1								2			1
Council	6	6				4	1	1		5			
Other													
Total	8	7				4	1	1		7			1

Key: *D List the corresponding *Diversity Chart* number (1 through 9) – Diversity information is self-identified & voluntary

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

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