



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Joel C. Ing</i>		
Board/Commission Name: <i>Housing Levy Oversight Committee</i>		Position Title: <i>Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 1/1/2024 to 12/31/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Montlake</i>	Zip Code: <i>98112</i>	Contact Phone No.: [REDACTED]
Background: <i>Joel Ing has been a specialist in community development for over 30 years, managing a wide range of projects throughout the northwest. He has expertise in both private and public financing structures including regulations associated with affordable housing funding, and Federal Low-Income Housing Tax Credits. He is a primary contact in negotiations with property owners, funders, lenders and investors, and is responsible for the financial feasibility analysis of development opportunities. This includes managing new project opportunities, negotiating property acquisition terms, structuring development budgets, formulating partnership documents, and overseeing the due diligence leading to financial closings. Joel has a long history of assisting non-profit and government organizations fulfill their mission through public financed projects, previously as a public finance banker, and municipal credit analyst. Joel takes pride in remaining active in the community he was raised in, and has served on numerous boards and volunteered for various causes. He currently is a Governor appointee to the Washington State Public Stadium Authority, and previously served on the Washington State Affordable Housing Advisory Board, and King County Housing Development Consortium Board.</i>		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date Signed (appointed): 11/21/2023		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor</i>

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

JOEL C. ING

HOUSING EXPERIENCE

Edge Developers, Seattle, Washington

Partner, 2016-Present

- Develop affordable and market rate multi-family housing projects throughout the States of Washington.
- Develop for company account and act as development consultant for third party owners and investors.
- Negotiate real estate property purchases on behalf of own account and nonprofit partners.
- Structure development budget and operating budget to attain project feasibility, including negotiating financial and low-income housing tax credits and preparing funding applications to government agencies.
- Experience with various financing arrangements, including tax-exempt and taxable debt, 4% and 9% federal Low-Income Housing Tax Credits, state and local funding, and HUD subsidies.
- Participate at regular meetings among industry and government participants related to issues such as proposed changes to funding criteria, local government comprehensive plans, and construction zoning.

Shelter Resources, Inc., Bellevue, Washington

Managing Director, 2004-2016

- Manage and develop affordable housing projects throughout the States of Washington and Oregon totaling over \$180 million in development costs.
- Work closely with government organizations, LIHTC investors and nonprofit partners to coordinate project development schedule, funding contracts and construction progress.

Catapult Community Developers, Seattle, Washington

Director, 2001-2004

- Advised public housing authorities and non-profit organizations with real estate development transactions, utilizing prior government, rating agency, and investment bank experience.
- Provided comprehensive and objective analysis for all major financial decisions involving real estate acquisition and development, including cost/benefit analysis, structuring debt and equity levels, and securing public and private funding.

Trilogy Consulting Group, Inc., Edmonds, Washington

Vice President, 1998-2001

- Represented clients in the acquisition, construction and rehabilitation of multifamily housing using tax-exempt bond financing and Federal LowIncome Housing Tax Credits.
- Led firm's efforts in securing new government clients, presented project proposals to public organizations, and developed internal business plan.

COMMUNITY INVOLVEMENT

- Seattle Housing Oversight Levy Committee – Member (2022 – Present)
- Washington State Public Stadium Authority – Board Member (2011-Present)
- King County Housing Development Consortium – Board Member (2014 – 2022)
- Washington State Affordable Housing Advisory Board – Board Member (2014 – 2021)
- Interim Community Development Association– Board of Directors (2003-2014, President (2012-2014)
- Asian Community Leadership Foundation – Board of Directors (2002-2007, President 2005)

EDUCATION

Duke University, Durham, North Carolina

Institute of Policy Sciences and Public Affairs

M.A., Public Policy Sciences, 1989. Alfred P. Sloan full academic fellowship.

Harvard University, Cambridge, Massachusetts

John F. Kennedy School of Government

Alfred P. Sloan Institute in Policy Skills, Summer 1987. Alfred P. Sloan full academic fellowship.

University of Washington, Seattle, Washington

B.A., Political Science, 1986. Partial academic scholarship.

Housing Levy Oversight Committee

Thirteen Members: Pursuant to Ordinance 126837, all subject to City Council confirmation.

- 6 City Council-appointed
 - Position 8 (City employee): Seven-year term
 - Positions 9 and 10: Two-year terms*
 - Positions 11, 12, and 13: Three-year terms
- 7 Mayor-appointed
 - Position 1 (City employee): Seven-year term
 - Position 2, 3, and 4: Two-year terms*
 - Positions 5, 6, and 7: Three-year terms

*Subsequent appointees to the Oversight Committee shall each serve for a term expiring three years after the expiration of the initial term for the position.

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
9	F	4	1.	Mayor representative	Cara Kadoshima Vallier	1/1/24	12/31/30	1	Mayor
6	F	3	2.	Member	Ann T. Melone	1/1/24	12/31/25	1	Mayor
6	F	6	3.	Member	Dan Wise	1/1/24	12/31/25	1	Mayor
3	F	5	4.	Member	Denise Rodríguez	1/1/24	12/31/25	1	Mayor
2	F	5	5.	Member	Patience M. Malaba	1/1/24	12/31/26	1	Mayor
1	M	3	6.	Member	Joel C. Ing	1/1/24	12/31/26	1	Mayor
4	M	N/A	7.	Member	James W. Lovell	1/1/24	12/31/26	1	Mayor
6	F	N/A	8.	Council representative	Traci A. Ratzliff	1/1/24	12/31/30	1	Council
2	F	2	9.	Member	Febben Fekadu	1/1/24	12/31/25	1	Council
9	F	4	10.	Member	Sunaree Marshall	1/1/24	12/31/25	1	Council
2	F	N/A	11.	Member	Andrea Caupain Sanderson	1/1/24	12/31/26	1	Council
6	M	N/A	12.	Member	Noah Fay	1/1/24	12/31/26	1	Council
1	M	2	13.	Member	Paul H. Park	1/1/24	12/31/26	1	Council

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	5	0	0	1	1	1	1	0	2	0	0	1
Council	2	4	0	0	1	2	0	0	0	2	0	0	1
Other													
Total	4	9	0	0	2	3	1	1	0	4	0	0	2

Key:

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

**G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

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

Diversity information is self-identified and is voluntary.