




City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Joel C. Ing		
Board/Commission Name: Housing Levy Oversight Committee		Position Title: Member
<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: <i>Fill in appointing authority</i>	Term of Position: * 1/1/2022 to 12/31/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Capitol Hill	Zip Code: 98112	Contact Phone No.: (206) 900-8630
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 Affordable Housing Advisory Board, and Washington State Public Stadium Authority, and serves on the King County Housing Development Consortium Board.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/17/2022	Appointing Signatory: Bruce A. Harrell Mayor of Seattle	

*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.
- Analyze changes in government legislation to ensure project structure conforms to current legal requirements.
- Negotiate legal partnership agreements between public developer and private investor encompassing project ownership and financial obligations.

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.
- Current and past clients include: Multi Service Center; Senior Services of Snohomish County; Riverside Charitable Corporation; Community Action Council of Lewis, Mason, and Thurston Counties; Northwest Indian College; Everett Housing Authority; Housing Authority of Grant County; Housing Authority of Grays Harbor County; Longview Housing Authority; Pasco Housing Authority; Renton Housing Authority; Seattle Housing Authority; Housing Authority of Snohomish County ; Spokane Housing Authority.

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.
- Coordinated finance and legal teams, and negotiated with equity investors and rating agencies.

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.

FINANCE EXPERIENCE

Dain Rauscher Incorporated, Seattle, Washington

Associate Vice President, Public Finance Department, 1995-1998

- Provided investment banking underwriting services to municipal issuers comprised of states, counties, cities, and housing authorities.
- Presented underwriting package to elected officials for consideration and public vote.

Standard & Poor's, New York, New York*Associate Director, Public Finance Department. 1991-1995*

- Met with public government officials as part of analyzing creditworthiness of state, county, and city tax-backed municipal bond issues in all regions of the United States, with specific focus on western states.

GOVERNMENT EXPERIENCE**New York City Office of Management and Budget, New York, New York***Senior Budget Analyst, Economic Development Task Force, 1989-1991*

- Evaluated requests by New York City economic development agencies for funding of infrastructure, industrial and mixed use projects, and funding of numerous small business loan and grant programs.
- Structured and made approval recommendations of \$13 million annual expense budget of Financial Services Corporation, and supervised four analysts who approved and monitored Public Development Corporation's \$270 million capital budget.

COMMUNITY INVOLVEMENT

- King County Housing Development Consortium – Board Member (2014 – Present)
- Washington State Public Stadium Authority – Board Member (2011-Present)
- Washington State Affordable Housing Advisory Board – Board Member (2014 – 2021)
- National Association of Housing and Redevelopment Officials – Community Revitalization and Development Committee Member (2005-2007)
- Interim Community Development Association–President (2012-2014), Board of Directors & Executive Committee member (2003-2014), Member – Real Estate Committee (2005-2016).
- Asian Community Leadership Foundation – President (2005), Board of Directors (2002-2007), Executive Advisory Board (2009-Present)

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 125028, 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
6	F	N/A	1.	Mayor representative	Leslie Brinson	1/1/17	12/31/23	1	Mayor
6	F	3	2.	Member	Ann T. Melone	1/1/22	12/31/23	3	Mayor
1	F	4	3.	Member	Pradeepta Upadhyay	1/1/22	12/31/23	3	Mayor
6	F	6	4.	Member	Dan Wise	1/1/22	12/31/23	1	Mayor
3	F	6	5.	Member	Denise Rodriguez	1/1/22	12/31/23	1	Mayor
2	F	5	6.	Member	Patience Malaba	1/1/22	12/31/23	1	Mayor
1	M	3	7.	Member	Joel C. Ing	1/1/22	12/31/23	1	Mayor
6	F	N/A	8.	Council representative	Traci Ratzliff	1/1/17	12/31/23	1	Council
2	M	N/A	9.	Member	Damien James	1/1/22	12/31/23	1	Council
6	M	2	10.	Member	Colin Morgan-Cross	1/1/22	12/31/23	3	Council
6	F	6	11.	Member	Beth Boram	1/1/22	12/31/23	3	Council
6	F	4	12.	Member	Erin Christensen Ishizaki	1/1/22	12/31/23	3	Council
2	F	2	13.	Member	Vallerie Fisher	1/1/22	12/31/23	3	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	1	6			2	1	1			3								
Council	2	4				2				4								
Other																		
Total	3	10			2	3	1			7								

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.