



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Ann T. Melone</i>		
<b>Board/Commission Name:</b> <i>Community Roots Housing Public Development Authority</i>		<b>Position Title:</b> <i>Board Member</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>		<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>PDA Governing Council</i>		<b>Term of Position: *</b> 4/1/2024 to 3/31/2027  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Capitol Hill</i>	<b>Zip Code:</b> 98112	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> <i>With a career spanning nearly two decades at U.S. Bancorp, Ann has made significant contributions in various roles. As Senior Vice President, Business Development Officer since 2014, she played a key role in originating substantial low-income housing tax credit investments, fostering trusted relationships with clients and partners, and navigating complex transactions, resulting in an impressive annual investment production. Prior to this, during their tenure as Vice President, Relationship Manager she demonstrated expertise in structuring intricate financing deals for affordable housing developments, overseeing a substantial portfolio, and collaborating effectively with product partners. Holding an MBA with a concentration in Finance and a strong background in philanthropy and community involvement, Ann combines financial acumen with a commitment to social justice, as evident in her leadership roles on various boards and committees in the affordable housing sector.</i>		
<b>Authorizing Signature (original signature):</b> 		<b>Appointing Signatory:</b> <i>Drew Porter</i>  <i>Community Roots Housing Governing Council, Board Chair</i>
<b>Date Signed (appointed):</b> April 8, 2024		

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

# Ann T. Melone

## EXPERIENCE

- 2005 – present** **U.S. BANCORP** **Seattle, WA**  
Fifth largest commercial bank in the United States
- 2014 – present** *Senior Vice President, Business Development Officer*  
*U.S. Bancorp Impact Finance Affordable Housing Investments*
- Responsible for originating new direct federal and state low-income housing tax credit investments with non-profit, government and for-profit developers and owners of affordable housing tax credit partnerships in fourteen states
  - Build a trusted advisor relationship with clients, prospects, state agencies and financing partners
  - Structure complex transactions involving multiple sources of debt, soft loans, grants and equity including LIHTC, HTC, REITC and 45L credits; complete formal investment memos for approval; perform accurate financial modeling; assess investment risks and mitigate them; write and negotiate letters of interest
  - Represent U.S. Bank at formal and informal occasions, on industry expert panels and trade association groups
  - Annual investment production over \$350 million (10-20 investments)
- 2005 – 2014** *Vice President, Relationship Manager / Commercial Real Estate*
- U.S. Bank’s senior lending officer originating construction and permanent financing for affordable housing developments in Washington and Montana
  - Responsible for structuring complex transactions involving multiple sources of debt, grants and equity, writing term sheets, completing formal written credit analysis, financial modeling, risk assessment and mitigation, reviewing legal documentation, due diligence and reviewing construction draws, and monitoring and resolving problem loans
  - Annual loan production up to \$100 million
  - Worked effectively with product partners to present deposits, payments, treasury management, capital markets, and investment solutions to clients
  - Oversaw management of \$250MM+ affordable housing portfolio, 50% of which was under construction or in lease up
- 2002 – 2005** **SCOTIA CAPITAL** **San Francisco, CA**  
**2003 – 2005** *Associate Director, Banking Group*
- Work with Managing Directors, client executive management, attorneys, engineers, product specialists, syndicate banks, consultants and others to originate, manage and administer complex domestic and international syndicated debt transactions ranging from \$50 million - \$1Bn for corporate, gaming and real estate clients including Las Vegas Sands, Inc. and Castle & Cooke
  - Top-ranked Associate/Associate Director at San Francisco responsible for \$1.275BN in credits
  - Structuring, term sheets, formal written credit analysis, financial modeling, legal documentation, industry/market research, due diligence, disbursements and construction draws
- 2002 - 2003** *Associate, Banking Group*
- 1997-2000** **SOCIAL JUSTICE FUND NORTHWEST (FKA A TERRITORY RESOURCE)** **Seattle, WA**  
Public, member-based philanthropic organization promoting social justice in the Northwest
- 1999-2000** *Program Associate*
- Managed three 12 member committees that made grants of over \$1 million to more than 100 organizations over the course of 2 years
  - Performed outreach: succeeded in increasing number of proposals submitted by 30% in 1999
- 1997 – 1999** *Development Associate*
- Worked on team that raised \$800,000 for general fund and \$1 million for endowment
- 1995 – 1997** **NORTHWEST BAPTIST FEDERAL CREDIT UNION** **Seattle, WA**  
Merged with Seattle Metropolitan Credit Union in 2015  
*VISTA Volunteer: Youth Program Manager*
- Managed activities and training for Youth Credit Union Program (“Y-CUP”) Board.
  - Completed two tours with VISTA

## **EDUCATION**

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- Nov 2023**      **UNIVERSITY OF WASHINGTON FOSTER SCHOOL OF BUSINESS**      **Seattle, WA**  
**EXECUTIVE EDUCATION**  
*Women Board Directors Development Program*
- Two-day seminar supporting executive women in becoming more influential board members
- June 2002**      **UNIVERSITY OF WASHINGTON FOSTER SCHOOL OF BUSINESS**      **Seattle, WA**  
*MBA with Concentration in Finance and Certificate in Entrepreneurship and Innovation*
- CIBC Oppenheimer Academic Scholarship 2000-1; Frank S. Dupar, Sr. MBA Scholarship 2001-2
  - CEO of Sawdust, LLC: *Best Idea in Service/Retail* (\$5,000 cash prize) and *Finalist* (\$10,000 cash prize), UW Program in Entrepreneurship and Innovation Business Plan Competition, 2001
  - Chair, UW MBA Women in Business, 2002
- May 1995**      **WASHINGTON UNIVERSITY IN ST. LOUIS**      **St. Louis, MO**  
*Bachelor of Arts, History; minors in French and Writing*
- National Merit Scholar
  - BA degree conferred in three years

## **ACTIVITIES**

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- Pacific Northwest Women's Affordable Housing Network – Founding Board / Treasurer (2023 – present)
- Project Destined – Mentor for Team U.S. Bank (Spring and Summer 2023 Cohorts)
- City of Seattle Housing Levy Oversight Committee – Chair 2022-present
- Community Roots Housing – Property Development Committee – 2023-present
- Housing Development Consortium of King County – Membership Development Committee 2020 - present
- U. S. Bank Women's BRG – Founding Board / Treasurer (2020-2021)

# Community Roots Housing Public Development Authority

15 Members: Pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-755, and Seattle Municipal Code Ch. 3.110, all members subject to City Council confirmation, 3-year terms however, for initial terms should be as follows:

1, 4, 7, and 10 shall be for one year; initial terms for positions 2, 5, 8, and 11 shall be for two years; and initial terms for positions 3, 6, and 9 shall be for three years.

- 11 Board Appointed-appointed
- 2 Mayor-appointed
- Other Appointing Authority-appointed (specify):

## Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	Ann T. Melone	4/1/2024	3/31/2027	1	Governing Council
3	F	3	2.	Member	Sara Cubillos	4/1/2023	3/31/2026	2	Governing Council
3	M	3	3.	Chair	Frank F. Alvarado III	4/1/2024	3/31/2027	3	Governing Council
2	F	4	4.	Member	M. Michelle Purnell-Hepburn	4/1/2023	3/31/2026	2	Governing Council
2	M	2	5.	Member	Shaun Frazier	4/1/2023	3/31/2026	1	Governing Council
6	F	6	6.	Member	Jill Cronauer	4/1/2023	3/31/2026	3	Governing Council
4	M	N/A	7.	Vice Chair	Derrick Belgarde	4/1/2022	3/31/2025	2	Governing Council
2	F	N/A	8.	Secretary	Michelle Morlan	4/1/2024	3/31/2027	2	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/2023	3/31/2026	4	Governing Council
6	F	3	10	Member	Kristin Winkel	4/1/2024	3/31/2027	2	Governing Council
			11.		VACANT				Governing Council
			12.		VACANT				Mayor
6	M	3	13.	Treasurer	Chasten Fulbright	4/1/2023	3/31/2026	3	Mayor
2	F	N/A	14.	Member	Shalimar Gonzales	4/1/2023	3/31/2026	3	Mayor
9	F	3	15.	Resident Member	Saunatina Sanchez	4/1/2022	3/31/2025	1	Governing Council

## SELF-IDENTIFIED DIVERSITY CHART

	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	1	-	-	-	1	-	-	-	1	-	-	-
Council	4	7	-	-	-	3	2	1	-	4	-	-	1
Other	1	1	-	-	-	-	-	-	-	2	-	-	-
<b>Total</b>	<b>6</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>-</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>1</b>

### 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.