



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Ann T. Melone</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 12/31/2025 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: <i>98122</i>	Contact Phone No.: [REDACTED]
Background: <i>Ann Melone is Senior Vice President and Business Development Officer for affordable housing investments at U.S. Bancorp Community Development Corporation, where she is responsible for originating Low Income Housing Tax Credit Investment partnerships in fourteen states including Washington. She has been with U.S. Bank since 2005, previously serving as a loan relationship manager in the bank's Commercial Real Estate division where she originated, underwrote, and managed an over \$250 million affordable housing portfolio. Prior to joining U.S. Bank, she worked for Scotiabank Global Banking and Markets, worked in philanthropy and grantmaking in the Pacific Northwest, and completed a two-year tour as a VISTA Volunteer centered on financial literacy for youth. Ms. Melone holds an MBA from the Foster School of Business at the University of Washington and a BA from Washington University in St. Louis.</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.

Ann T. Melone

EXPERIENCE

- 2005 – present** **U.S. BANCORP** **Seattle, WA**
Fifth largest commercial bank in the United States
- 2014 – present** *Business Development Officer/Senior Vice President, 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, allocating 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** *Relationship Manager/Vice President, 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, 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**
VISTA Volunteer: Youth Program Manager
- Managed activities and training for Youth Credit Union Program (“Y-CUP”) Board.
 - Completed two tours with VISTA

EDUCATION

- 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

- 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
- Housing Development Consortium of King County – Membership Development Committee 2020 - present
- U. S. Bank Women's BRG – Founding Board / Treasurer (2020-2021)

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.