



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Julie A. Howe</i>		
Board/Commission Name: <i>Seattle Social Housing Developer Board</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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * Term begin: <i>TBD</i> to Term end: <i>TBD</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Greenwood</i>	Zip Code: <i>98103</i>	Contact Phone No.:
Background: <i>Julie Howe brings over twenty-five years of experience in housing development and asset management. She has spent her career managing the acquisition/rehab and development of multifamily and single-family projects, both conventional, affordable/LIHTC and demonstration, senior and family, ownership, and rental.</i> <i>She is drawn to the complex and innovative, especially projects that are blazing new trails in how we live more affordably and build community such as cooperatives, co-living and co-housing. She has served as director, development manager and investment manager for several organizations and as Principal at Urban Evolution and is a licensed real estate broker. Julie also served on Mayor Jenny Durkin's Affordable Middle-Income Housing Advisory Council.</i> <i>Julie has an undergraduate degree in environmental design and architecture from the University of Colorado – Boulder and a Master of Urban Planning with a Certificate in Commercial Real Estate from the University of Washington. Julie is currently working on an Interdisciplinary PhD at the UW, researching how housing intersects with mental health.</i>		
Authorizing Signature (original signature): Date Signed (appointed): <i>4/5/2023</i>	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember, District 2</i>	

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

Teaching Experience

Pre-Doctoral Instructor, University of Washington	2020-Current
<ul style="list-style-type: none">• Intro to Real Estate• Housing Markets and Policy• MSRE Real Estate Development Studio	
Guest Lecturer, University of Washington & Seattle University School of Law	2018-2019
<ul style="list-style-type: none">• Affordable Housing	

Presentations

Why Cooperative Housing as Affordable Ownership Housing?	2020
Seattle's Historic Housing Cooperatives: Hidden options for affordability and community in plain sight	2018-2019
Cohousing Development: The parallel paths of developing community and real estate	2017-2018
Cohousing: Getting grounded in affordability	2018

Professional Service

Nehemiah Initiative Developer Advisory Committee	2022
Black Homeownership Initiative Workgroup, SKC Housing Development Consortium	2021-2022
Mayor Durkin's Affordable Middle-Income Housing Advisory Council, Seattle	2019
Unreinforced Masonry Seismic Retrofit Community Roundtable Committee, Seattle	2018

Professional Experience

Affordable Real Estate Consultant	Seattle, WA	2009-Present
<ul style="list-style-type: none">▪ Affordable, cooperative housing feasibility, structuring, consulting.▪ Multifamily portfolio analysis and troubled portfolio turnaround.▪ Develop custom asset management tools and training for client organizations.▪ Provide Affordable Housing development/analysis/valuation expertise to real estate firms without in-house expertise, including TOD sites.		
Urban Evolution, Commercial Real Estate Developer, Principal	Seattle, WA	2016-2020
<ul style="list-style-type: none">▪ Full development services and consulting for landowners, other developers on affordable workforce, coliving, cohousing and cooperative projects.▪ Site identification and analysis, due diligence, financial analysis, brokerage, entitlement, permitting, community outreach, project management, asset management, operations analysis, portfolio analysis.		
Shelter Resources Inc., Affordable Housing Developer, Development Manager		2012-2015
<ul style="list-style-type: none">▪ Managed multiple LIHTC projects in development pipeline ranging from \$2mm to \$40mm each.▪ Led multiple cross-functional teams including general contractors, architects, engineers, property managers, relocation specialists, legal, public funders/compliance, and investors/lenders.		

- Developed specialized financial feasibility models, development budgets, operating budgets and long term capital needs analysis.
- Worked with major public funders including HUD, USDA RD, WSHFC and Department of Commerce.

Security Properties Inc., Affordable Portfolio Manager/Real Estate Investment Manager 2006 – 2009

- Analyzed and identified opportunities for an aging 15,000-unit national affordable multifamily portfolio through workouts, repositioning, rehabilitation, and sales.
- Drove value creation through in-depth analysis of financials, operations, regulatory issues, local market, zoning, ownership structures and tax consequences.
- Developed financial modeling of repositioning, acquisition, development and disposition scenarios with varied ownership structures, complex waterfalls, and tax considerations.
- Tackled complex assets including note acquisition and foreclosure, flood prone assets, troubled properties, scattered site, and historic asset repositioning.
- Managed third-party property management contractors, including management-tenant relations, developing operating budgets and long term capital needs assessments, holistically troubleshooting problem properties.

Threshold Housing, Development Project Manager Seattle, WA 1993 - 2000

- Managed affordable ownership “demonstration projects”, including single-family infill, small lot subdivision and multifamily urban infill. Managed LIHTC acquisition/rehab.
- Documented and analyzed cost of regulation, including zoning and non-health/safety building code requirements.
- Managed third party property management companies. Developed in-house resident programs to build community and reduce vandalism in low-income rental communities.
- Responsible for all aspects of residential development; sourcing land, feasibility analysis, design, entitlements/permitting, securing financing, construction oversight, marketing, assembling buyer financing, buyer education and qualification, sales, post sales warranty and HOA coaching.

Education

PhD Candidate, Interdisciplinary Urban Design and Planning 2020 - Present
University of Washington *Area of Study: Housing and Mental Health*

Master of Urban Planning, Masters Level Certificate in Commercial Real Estate 2004
University of Washington *Focus: Housing, Real Estate Development*
Master’s Thesis: Housing Affordability Indices: A Critical Analysis and Alternative Index Proposal.

Bachelor of Environmental Design – Architecture 1993
University of Colorado – Boulder *Focus: Housing, Human Behavior and Environmental Design*

Professional Continuing Education – Washington State Real Estate Broker’s License Ongoing

Seattle Social Housing Developer Board

13 Members: Pursuant to Initiative 135, Charter of the Seattle Social Housing Public Development Authority. Members shall serve a 4-year term, and no member shall serve more than eight (8) consecutive years on the Board

Term Dates shall be randomly selected at the first full board meeting, with the first three names serving two years; the second three names serving three years; and the remaining members serving a four-year term. All subsequent appointees will serve a four-year term.

- 7 Seattle Renters' Commission
- 1 MLK, Jr. County Labor Council
- 1 Community Organization
- 2 City Council
- 1 Mayor
- 1 Green New Deal Oversight Board

Roster:

*D	**G	RD	Category I/II/III	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	Seattle Renters' Commission
			TBD	Member		TBD	TBD	1	MLK, Jr. County Labor Council
		1	TBD	Member	Brian Ramirez	TBD	TBD	1	El Centro De La Raza
		4	TBD	Member	Julie A. Howe	TBD	TBD	1	City Council
		3	TBD	Member	Alexander Lew	TBD	TBD	1	City Council
			TBD	Member		TBD	TBD	1	Mayor

			TBD	Member			TBD	TBD	1	Green New Deal Oversight Board
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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													
Council													
Other													
Total													

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.