



SEATTLE CITY COUNCIL

Neighborhoods, Education, Civil Rights, and Culture Committee

Agenda

Friday, April 14, 2023

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

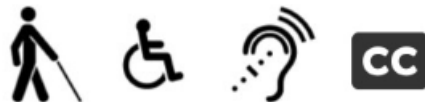
Tammy J. Morales, Chair
Kshama Sawant, Vice-Chair
Andrew J. Lewis, Member
Sara Nelson, Member
Dan Strauss, Member

Chair Info: 206-684-8802; Tammy.Morales@seattle.gov

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<http://seattle.gov/cityclerk/accommodations>.



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Neighborhoods, Education, Civil Rights, and
Culture Committee
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Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/neighborhoods-education-civil-rights-and-culture>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Tammy J. Morales at Tammy.Morales@seattle.gov

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

[Appt 02523](#) **Appointment of Julie A. Howe as member, Seattle Social Housing Developer Board.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (15 minutes)

Presenters: Julie A. Howe and Tammy J. Morales, Committee Chair

[Appt 02524](#) **Appointment of Alexander Lew as member, Seattle Social Housing Developer Board.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (15 minutes)

Presenters: Alexander Lew and Tammy J. Morales, Committee Chair

E. Adjournment



Legislation Text


File #: Appt 02523, **Version:** 1

Appointment of Julie A. Howe as member, Seattle Social Housing Developer Board.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Julie A. Howe		
Board/Commission Name: Seattle Social Housing Developer Board		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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: Fill in appointing authority		Term of Position: * Term begin: TBD to Term end: TBD <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Greenwood	Zip Code: 98103	Contact Phone No.: [REDACTED]
Background: <p>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.</p> <p>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.</p> <p>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.</p>		
Authorizing Signature (original signature):  Date Signed (appointed): 4/5/2023		Appointing Signatory: Tammy J. Morales Seattle City Councilmember, District 2

*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
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			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

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(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.



Legislation Text


File #: Appt 02524, **Version:** 1

Appointment of Alexander Lew as member, Seattle Social Housing Developer Board.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Alexander Lew</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>Capitol Hill</i>	Zip Code: <i>98102</i>	Contact Phone No.: <i>[REDACTED]</i>
Background: <p><i>Alex Lew is an urban planner and multi-modal transportation planner currently working at Sound Transit as a Senior Transportation Planner. He has previously held positions at King County and with Nelson/Nygaard, in addition to a term as a board member on the City of Seattle Bicycle Advisory Board. He has experience in public transit systems, multi-modal transportation, and airport planning. Alex also provided value aid and insight to the King County Board of Health during the repeal of King County's helmet law.</i></p> <p><i>He is actively involved with Who's Streets Our Streets, a cohort building a platform for BIPOC individuals to participate in the drafting, review, and implementation of safety on our streets, in our neighborhoods, and he is on the board of Seattle Neighborhood Greenways.</i></p> <p><i>Alex has earned a Bachelor of Arts in Urban History and Sustainable Development from Columbia University and a Master's in Urban Planning with Distinction from Harvard University.</i></p> <p><i>His multi-disciplinary experience in planning, demonstrated commitment to rooting work in social and racial equity, and his understanding of the complex intersection between public infrastructure and social wellbeing make him an ideal candidate for this position.</i></p>		
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.

EDUCATION

Harvard University, Graduate School of Design

Master in Urban Planning with Distinction, concentration in Transportation and Infrastructure, 2016

Columbia University in the City of New York

B.A., History (specialization in urban history), minor in Sustainable Development, 2012

PROFESSIONAL EXPERIENCE

Sound Transit | Seattle, WA

Senior Transportation Planner, April 2020 – present

Primary specializations: service planning, real-time and historical data, service restructures and transit integration

Representative projects:

- **2022 and 2023 Service Plans:** led the service planning effort on visioning post-COVID service restoration including identifying transit needs and developing equity-focused strategies to improve ST Express bus service in South King and Pierce County. Engaged with agency stakeholders and the general public on workshopping service restoration options. Collaborated with the agency's finance department to develop budget targets for operated service. Developed strategies for the service plan's adoption by the Sound Transit Board of Directors, and led the process through the Sound Transit Board, including working on draft resolutions, agency staff reports. Presented service plan at board committees and full board.
- **Service response to the COVID-19 pandemic:** currently leading the service response to the COVID-19. Developed new tools and mechanisms to track on-going ridership trends to quickly respond to changing passenger needs, social distancing requirements, and operator availability. Developed strategies to mitigate the impacts of service reductions due to operator shortages, and collaborated with other regional transit agencies to deliver service. Coordinates across departments to quickly implement emergency service changes and create passenger facing materials.
- **Data and GTFS improvements:** improved data processes surrounding schedule production, including improving GTFS quality. Coordinated inter-agency processes to ensure data accuracy, especially around major route restructures and opening of new lines. Developed new software tools to streamline production of passenger-facing timetables by automating the cleaning and formatting of schedule data. Supported real-time information projects by providing expertise on GTFS-realtime, transit scheduling and operations. Developed new software tools integrating with third-party APIs to analyze current stop-to-stop run times informing schedule changes on ST Express bus.
- **Bi-annual service changes:** leads the bi-annual service change process including analysis of existing ridership and route performance. Implements service proposals, coordinating service with other regional transit agencies, and working with communications and outreach to develop passenger facing information.

IBI Group | Seattle, WA

Transit Data Analyst, June 2017 – March 2020

Primary specializations: real-time passenger information, passenger-facing transit alerts, transit performance analytics.

Representative projects:

- **Transit Alerts:** Designed, developed, tested, and deployed new software features to a GTFS-based alerts platform that allows dispatchers to easily disseminate alerts and real-time information across multiple mediums including third party applications (e.g. Transit app and Google Maps), e-mail, SMS, and signs. Served as deputy project manager for implementing the alerts system for Seattle's King County Metro, which included data validation efforts, gathering technical requirements, coordinating with King County Metro and partner transit agencies, and leading configuration changes. Wrote technical documentation and software requirements. Alerts from IBI's transit alerts platform are viewed by thousands of passengers in Boston, Vancouver (BC), Denver, Seattle. Provided expertise on GTFS and GTFS real time best practices improving overall data quality to passengers.
- **Atlanta-Region Transit Link Authority FTA IMI Grant Application:** led the content development and submission of a grant application for FTA's Integrated Mobility Innovation 2020 program. The proposed project includes an implementation of a multi-modal trip planner that would include shared-use mobility providers, walking/biking with transit, as well as a connected data environment for Atlanta transit agencies to share real-time and static schedule data. The grant was awarded to ATL in March 2020.

- **SunRail (Orlando) Real-Time Predictions:** developed software enhancements to SunRail's real-time arrival prediction algorithms to improve the accuracy of real time train arrival information. Diagnosed data quality issues affecting passenger information by querying and analyzing historic train location and prediction data. Managed the agency's GTFS updates.
- **TransLink Bus Speed and Reliability:** analyzed operator reports with stop-to-stop bus speeds to determine areas most needing spot improvements in the Vancouver region.

King County Department of Transportation: King County International Airport/Boeing Field | Seattle, WA
Transportation Planner III, July 2016 – March 2017

Primary specializations: short term and long range planning efforts at Boeing Field/King County International Airport.

Representative projects:

- **Airport Master Plan:** The Master Plan is a guiding document for future infrastructure and facility development. Lead public participation efforts, including outreach in socio-economically diverse areas adjacent to the airport. Assisted with project management.
- **Short Term Planning:** Completed a parking utilization study for the main terminal area. Developed near-term alternatives for additional maintenance facilities and redevelopment options.

Nelson\Nygaard Consulting Associates | Boston, MA

Associate III, October 2013 – June 2016 (from September 2014 to May 2016, half time while in graduate school); Associate I, March 2013 – October 2013; Intern, June 2012 – March 2013

Primary specializations: system-wide transit overhauls and comprehensive operational analyses, route design, high capacity transportation corridor studies, rail-bus integration, and university shuttle systems.

Representative projects:

- **Providence: Kennedy Plaza Reconstruction:** Analyzed and determined the operational requirements to transform the city's main transit center into a large public pedestrian plaza with the intention of seeking a balance between efficient transit operations and good urban design. This project was an innovation in how transit service planning and scheduling can support the design of quality public space. Delivered a presentation on the project to the Federal Transit Administration Region 1 (Cambridge, MA) office in 2015.
- **Memphis BRT Alternatives Analysis:** Managed the alternative analysis's tiered screening tasks, analyzing each candidate corridor's potential at ridership growth, fulfilling redevelopment goals, and supporting transit use in the Memphis metropolitan area. Developed operating plans and scenarios for local bus network changes to best coordinate with candidate BRT corridors.
- **Rhode Island Public Transit Authority Comprehensive Operational Analysis:** performed data analysis of statewide bus line ridership and cost performance, developed scenarios for route and schedule changes, and budgeted operating costs. Coordinated public outreach with a major onboard survey effort. The project made bus service easy to understand, improved service for riders, and resulted in increased ridership
- **Kansas City Downtown Circulation:** conducted public outreach efforts by managing an onboard survey of current riders and leading a design charrette with local residents and stakeholders on how to redesign the city's downtown bus network upon completion of the city's streetcar. Rendered street design changes. Developed operating plans for local bus routes to best complement the new Main Street streetcar service, and estimated operation costs for the proposed changes.

VOLUNTEER EXPERIENCE

Seattle Bicycle Advisory Board | Seattle, WA
September 2017 to September 2021

- As a member of a city board, advised City Council, the Seattle Department of Transportation, and the Mayor's office on multi-modal transportation issues. Reviewed projects, implementation plans, and the Bicycle Master Plan. Advocated for the highest design standards to improve cycling infrastructure in Seattle.
- Major initiatives while on the board included design changes recommendations on South Avalon Way (West Seattle) to create safer bike-bus interactions with transit island stations, advocating for projects to be included in Bicycle Master Plan

Implementation Plans, and recommendations to the Move Seattle Levy “reset” when the program was falling behind on delivering bike and pedestrian projects. Strategized with local advocacy groups on how to work within City of Seattle to implement bicycle/ped/transit-friendly policy and high priority bicycle projects.

Seattle Neighborhood Greenways | Seattle, WA

August 2020 – present, member of Whose Streets Ours Streets (WSOS) working group | January 2022 – present, Board member of Seattle Neighborhood Greenways

- Member of Whose Streets Our Streets (WSOS), a Black, Indigenous, and People of Color centered group convened by Seattle Neighborhood Greenways, dedicated to reviewing, researching, and revising laws and policies to better meet the needs and support the lives of all street users. This group approaches issues around transportation and traffic enforcement with a pro-equity, anti-racist framework.
- Neighborhood Greenways is a grassroots non-profit organization organizing and advocating to make Seattle safer, healthier and equitable for all, with particular focus on bicycle and pedestrian infrastructure.

SKILLS

- Advanced skills in **Geographic Information Systems / ArcGIS** software
- Advanced design skills in **Adobe Illustrator, Photoshop, InDesign** and 3D rendering in **SketchUp**.
- **Data analysis and visualization:** experienced in cleaning, visualizing, and working with large data sets including ridership, survey data, and service/schedule data. Experience with **D3.js** for Javascript and web-based interactive data visualizations and mapping.
- Knowledge of coding languages: **SQL, HTML/CSS, Javascript**. Experience working with transit real time information APIs and GTFS-realtime feeds, and developing scripts to improve data collection, analysis, and data quality.
- Ability to work in **Microsoft Excel, Word, and PowerPoint** with advanced fluency
- **Language Proficiency:** Fluent French, strong comprehension of Spanish.

Seattle Social Housing Developer Board

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CHART

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	M a l e	F e m a l e	T r a n s g e n d e r	N B/ O/ U	A s i a n	B l a c k/ A f r i c a n A m e r i c a n	H i s p a n i c/ L a t i n o	A m e r i c a n I n d i a n/ A l a s k a N a t i v e	O t h e r	C a u c a s i a n/ N o n - H i s p a n i c	P a c i f i c I s l a n d e r	M i d d l e E a s t e r n	M u l t i r a c i a l
Mayor													
Council													
Other													
Total													

Key:

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