



**City of Seattle**  
Mayor Jenny A. Durkan

# AFFORDABLE MIDDLE- INCOME HOUSING ADVISORY COUNCIL

**Monday, March 11, 2019 | 2:00 PM – 5:00 PM**

**Seattle City Hall | Norm B Rice Conference Room, 7<sup>th</sup> Floor**

## MEETING #2

- Objectives:**
- Develop a consensus understanding of development trends and existing barriers to creating rental and ownership stock affordable to middle income households.
  - Provide direction on the Advisory Council workplan, structure, process, and deliverables.
  - Identify additional data and/or administrative needs to support the Advisory Council effort.

- Advance Materials:**
- Challenge Seattle. 2019. Link: [The Invisible Crisis: A Call to Action on Middle-Income Housing Affordability](#).
  - Sightline Institute. 2018. Link: [Why's the Rent So High for New Apartments in Seattle?](#)
  - Workforce Housing Action Workshop Report and Agenda. 2009. (Attached)
  - Opportunity Zones background information. 2018/2019. Links:
    - Link: [IRS Frequently Asked Questions](#)
    - Link: [NOVOGRADAC Fact Sheet](#)
    - Link: [Economic Innovation Group primer](#)

- Agenda:**
- 2:00-3:15: Panel Discussion  
Development Trends and Existing Barriers Affordable Middle-Income Housing. Panelists:
- Mamie Marcuss, Challenge Seattle; and Charlie Davis, BCG
  - Morgan Shook, ECONorthwest
  - Greg Gorder, GAARD Development
- 3:15-3:30: Break
- 3:30-3:45: Meeting Schedule, Staff/Consultant Team, and other Logistics
- 3:45-5:00: Advisory Council Brainstorm Discussion
- Are the presented models/data discussed by the panel consistent with your experience?
  - What would it take for you to produce housing at a middle-income price point?
  - What additional data/information do you need for this effort?
  - How can Opportunity Zones play a role in this effort?

**Next meeting:** Monday, April 15, 2019, 2:00-5:00, Seattle City Hall

## Membership

Co-Chair Larry Brown, Washington State Labor Council

Co-Chair Ada Healey, Vulcan

Co-Chair Governor Gary Locke

Co-Chair Ezra Teshome, Community leader

### Members:

Maria Barrientos, barrientos RYAN

Lisa Bogardus, Seattle Building Trades

Bruce Brooks, Craft3

Mark Dean, Citibank

David Della, Green Shoots Consulting

Dan Duffus, Blueprint Capital

Aaron Fairchild, Green Canopy Homes

Joe Ferguson, Lake Union Partners

Greg Gorder, Gaard Development

Gabe Grant, Spectrum Development Solutions

John Hempelmann, Cairncross & Hempelmann

Julie Howe, Urban Evolution

Amy King, Square Peg Construction

Doris Koo, Yesler Community Collaborative

Tony Mestres, Seattle Foundation

Nate Miles, Eli Lilly

Faith Pettis, Pacifica Law Group

Paul Purcell, Beacon Development Group

Brad Reisinger, LMC

Joe Schocken, Broadmark Capital

Kathleen (Kat) Sims, Master Builders

Theresa Whitmarsh, Wash State Investment Board

## Meeting Schedule At-A-Glance

Starting March 11<sup>th</sup>, meetings will generally take place on Monday afternoons, with the exceptions of the May and July workgroup meetings. A full calendar invite with meeting dates is forthcoming.

	Date	Time	Meeting Objectives
1	January 28, 2019	1:00-2:00	Welcome and introductions; Discuss problem statement
2	March 11, 2019	2:00-5:00	Background trends; Discussion of barriers; Discussion of workplan
3	April 15, 2019	2:00-5:00	Deep dive into workgroup topics: (tentative) A) Investment strategies, B) Cost and regulatory strategies, C) Opportunity zones strategies
4	Week of May 13	TBD	Workgroups will meet separately to develop recommendations
5	June 10, 2019	3:00-5:00	Workgroup report-outs; discussion of recommendations
6	Week of July 8	TBD	Workgroups will meet separately to refine recommendations
7	August 12, 2019	3:00-5:00	Deep dive on Workgroup A: Investment strategies
8	September 9, 2019	3:00-5:00	Deep dive on Workgroup B: Cost and regulatory strategies
9	October 7, 2019	3:00-5:00	Deep dive on Workgroup C: Opportunity zones strategies
10	November 11, 2019	3:00-5:00	Finalize recommendations; Presentation to Mayor Durkan