City of Seattle
Notice of Appointment

Name: **Paul Breckenridge**	☒ Appointment ☐ Reappointment ☐ Executive ☐ Legislative ☐ Agency ☒ PDA Council ☐ Other: Mayoral
Residential Neighborhood: **Queen Anne** **Zip Code:** **98109**	**Contact Phone No.:** **206-324-0229**
Appointed to: **Capitol Hill Housing PDA Council**	**Date of Appointment:** **May 14, 2014**
Authority (Ord., Res.): SMC 3.110.270	**Term of Office: 3 years** **From: Confirmation** **To: April 1, 2017**

FILED
CITY OF SEATTLE
2014 JUL 23 PM 3:29
CITY CLERK

Comments:

Paul Breckenridge - Paul founded BCS in 2007 to help bridge the gap between the organizations that provide tax credit capital and the developers and service agencies that utilize that capital. Prior to starting BCS, Paul served as the Western Region Director for Enterprise Community Investment's Structured Finance Department. At Enterprise, Paul managed over $160 million in NMTC and Low Income Housing Tax Credit investment throughout the western US. Paul previously worked as a developer at the Low Income Housing Institute. Paul is a Returned Peace Corps Volunteer, having served in Jamaica from 1997-1999. Paul holds an MBA from the University of Washington, and a BS from Willamette University.

Authorizing Signature: Alice Quaintance	**Name and Title of Officer Making Appointments:** **Alice Quaintance, Chair**

This is Mr. Breckenridge's First Term

Paul Breckenridge

[redacted]

EXPERIENCE

2007- **BRECKENRIDGE CONSULTING SERVICES, INC.** Seattle, WA
President

BCS works with a range of clients to develop and execute New Markets Tax Credit (NMTC) and Historic Tax Credit financing strategies. BCS clients include real estate developers, nonprofit organizations expanding into new facilities, businesses seeking capital financing, Native American tribes and community development entities (CDEs).

- BCS has closed over $560 million in 39 NMTC and Historic Tax Credit transactions around the country.
- BCS has prepared successful NMTC applications on behalf of multiple CDE clients resulting in $180 million of NMTC allocation.
- Since 2007, BCS has been retained by Local Initiatives Support Corporation's NMTC group to assist in NMTC deployment and strategic planning. LISC is one of the largest recipients of NMTC allocation in the country.

2003-2007 **ENTERPRISE COMMUNITY INVESTMENT** Seattle, WA
Director – Western Region – Structured Finance Group

I originated and structured New Markets Tax Credit, Low Income Housing Tax Credit, and mezzanine debt transactions in underserved communities throughout the western United States. My work involved identifying investment opportunities, preparing and analyzing advanced financial models, negotiating investment terms with developers, managing real estate risk, and coordinating a legal team in transaction closings. At Enterprise, I managed the investment of over $114 million of LIHTC equity and $50 million of NMTC allocation.

1999-2001 **LOW INCOME HOUSING INSTITUTE** Seattle, WA
Housing Developer

LIHI is a nonprofit low-income housing developer based in Seattle, Washington. At LIHI, I coordinated the acquisition and financing for multifamily rental housing projects serving homeless and low-income households.

1997-1999 **UNITED STATES PEACE CORPS** St. Elizabeth, Jamaica
Volunteer

As a Peace Corps Volunteer in rural Jamaica, I worked on a variety of projects ranging from the promotion of sustainable farming practices to coordinating youth summer camps.

EDUCATION

June 2003 **UNIVERSITY OF WASHINGTON** Seattle, WA
Master of Business Administration

May 1997 **WILLAMETTE UNIVERSITY** Salem, OR
Bachelor of Science in Environmental Science

Capitol Hill Housing Improvement Program (CHHIP)
Public Development Authority
July 28, 2014

No less than eleven (11) and no more than (15) members: Per Seattle Municipal Code Ch. 3.110, all subject to City Council confirmation, 3-year terms – PURSUANT TO CHH CHARTER AND RULES.

- 3 Appointed by Mayor
- 8 to 12 Appointed by PDA Council (per revised Charter/approved on 7/12/2011)

D*	G	Position No.	Name	Originally Appointed	Term Ends	Term #	Position	Appointed By
6	M	5	Paul Breckenridge	05/14/14	**04/01/17**	1	Member	PDA Council
6	F	3	Alice Quaintance	04/01/05	**04/01/15**	4	Chair	PDA Council
2	M	15	Heyward Watson	06/01/14	**04/01/17**	1	Member	Mayor
6	F	10	O'Donnell, Sharron	08/10/10	04/01/16	2	Treasurer	PDA council
6	F	4	Chapel, Paige	10/01/03	04/01/16	4	Member	PDA Council
6	F	9	Pamela Banks	10/14/13	04/01/17	1	Member	PDA Council
6	F	13	Dunn, Liz	01/01/05	**04/01/17**	4	Member	Mayor
6	M	6	Malone, Michael	11/01/07	**04/01/17**	3	Member	PDA Council
6	M	8	Roewe, Matt	04/01/10	04/01/16	2	Member	PDA Council
6	F	7	Ben-Shmuel, Rachel	01/01/11	04/01/16	2	Member	PDA Council
6	F	2	Hillenbrand, Catherine	07/01/10	**04/01/15**	2	Secretary	PDA Council
6	M	1	Dana Behar	04/01/11	**04/01/17**	2	Member	PDA Council
6	M	12	Robert Schwartz	11/01/11	**04/01/15**	1	Member	Mayor
6	F	14	Farin Houk	11/01/11	**04/01/15**	1	Member	PDA Council
6	M	11	Drew Porter	01/01/12	**04/01/15**	1	Member	PDA Council

Note: All future Constituency appointments will be appointed by the PDA Council and confirmed by City Council per CHHIP's revised/approved Charter.

Diversity

	Men	Women	Vacant	Minority	(1) Asian-American	(2) African-American	(3) Hispanic Latin@	(4) Native-American	(5) Other**	(6) Caucasian
Mayor	2	1	0				0	0		
PDA Council	5	6	0				0	0		
Total	*8*	*7*	*0*	*1*		*1*	*0*	*0*	*0*	*14*

***Other includes diversity in any of the following: race, gender and/or ability*

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Capitol Hill Housing
Regular Board Meeting
A&A Building Seattle Univeristy
Seattle, WA
May 12, 2014

Members Present: Alice Quaintance, Dana Behar, Drew Porter, Farin Houk, Catherine Hillenbrand, Liz Dunn, Paige Chapel, Matt Roewe, Sharron O'Donnell, Robert Schwartz **Staff Present:** Chris Persons, David Dologite, Michael Seiwerath, Joel Sisolak, Cynthia Chirot, Jill Fleming, Melissa Blankenship (taking minutes) **Guests Present:** Jaebadiah Gardner , Paul Breckenridge, Kelly Rider. **Absent:** Michael Malone, Pamela Banks, Rachel Ben-Shmuel.

Because a quorum was not reached at 6:00 PM Alice asked Michael to make his presentation.

Foundation and Communications Update: Michael presented a briefing on the success of Top of the Town and provided information on the upcoming Give Big campaign. He then provided an Update on the Community Forum to be held at the Century Ballroom on May 20th. He also reported that the branding process is moving forward and a final design will be brought to the board at the June meeting.

Agenda & Minutes: The May 12th meeting of the Capitol Hill Housing Board of Directors was called to order by Chair Alice Quaintance at 6:05pm when a quorum was achieved

A **motion** to approve the Consent Agenda was made, seconded and passed unanimously.

Disclosures and recusals: Catherine Hillenbrand disclosed that she is the Chair of the Champion Steering Committee.

Guest Introductions: The board was introduced to two potential board members: Paul Breckenridge for a regular seat and Jaebadiah Gardiner for the Emerging Leader seat.

Public comment: Randall Lindsey a resident of the Ponderosa addressed the board regarding his frustrations about both CHH Staff and his conflict with other residents. He feels he is being harassed by two tenants in the building and feels that the site staff and CHH management have not sufficiently addressed his issues. Staff reported that they were aware of the circumstances of which Mr. Lindsey

capitol hill housing

had spoken to the board in the past and that they were very involved in seeking appropriate resolutions to his concerns.

Treasurer and Finance Committee Report: Sharron presented the finance committee's regular report. There were no additions to the written report.

A **motion** to accept the Treasurer and Finance report was made, seconded, and passed unanimously.
Incentive Zoning Introduction: Kelly Rider of HDC presented the HDC Incentive Zoning position paper as an introduction to a full board level discussion on incentive zoning in Seattle to be held at our June meeting.

Executive Committee and Executive Director Report: The date for the strategic planning board and management retreat is set for June 4 at the Summit Event Space from 12-5pm.The final retreat agenda was reviewed by the board.

The executive committee has reviewed the policy for use of executive session for the discussion of real estate transactions in development and they have been presented to the full board via memo in the board packet. The policy will be implemented at this meeting.

Chris announced that the CH Development Association (CHDA) requires a new board member due to the departure of Brian Lloyd. The board of CHH appoints all CHDA board members.

A **motion** to appoint Liz Dunn was CHDA board was made, seconded and passed unanimously.

Real Estate Development: David provided verbal updates on 12th Avenue Arts and projections of real estate developments, revenue and staffing for the next 4-5 years. The board was asked to adopt Resolution 2014-07, a standard form resolution provided by the Washington State Housing Finance Commission granting signature authority for execution of the tax credit documents related to the Haines and pursuant to CHH Resolution 2012-01.

A **motion** to accept Resolution 2014-07 was made, seconded, and passed unanimously.

The Board entered into executive session at 7:00pm to consider the acquisition of real estate by lease or purchase. The board exited Executive Session at 7:08 pm.

EcoDistrict update: Joel Sisolak presented an update of the EcoDistrict retreat, progress made in the department and updates on the many projects currently underway.

Board Candidate Discussion: Alice and Chris presented Paul Breckenridge and Jaebadiah Gardiner to the board as nominees.

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A motion to elect Paul Breckenridge to the board in a regular seat was made, seconded, and passed unanimously.

A motion to elect Jaebadiah Gardner to the Emerging Leader board member seat was made, seconded, and passed unanimously.

The meeting was adjourned at 7:45pm

Attested,

Robert P. Schwartz, Secretary, May 12, 2014