



Housing Now! Design / Access / Delivery

June 15, 2023 | 415 Westlake Ave N, Seattle, WA 98109 *all sessions/speakers subject to change

PROGRAM SCHEDULE

THURSDAY, JUNE 15, 2023

- 8:30–9:00 AM** **REGISTRATION + CHECK-IN**
Coffee, tea, and light breakfast available
- 9:00–9:15 AM** **WELCOME + INTRODUCTIONS**
*Staff Welcome by **Zoe Guckenheimer** | AIA Seattle*
Program Introduction by Task Force Members
- 9:15–10:45 AM** **SESSION 1: INNOVATIVE LAND USE**
*Moderator: **Rick Mohler**, FAIA, NCARB, Professor and Chair | Dept. of Architecture, UW*
Rep. Jessica Bateman | Washington State House of Representatives – 22nd Legislative District
Nick Welch, Senior Planner, Office of Planning and Community Development | City of Seattle
Madeline Kovacs, Development Manager | Adre

Significant changes to zoning and land use codes have been enacted or are in the works to allow for more “missing middle” housing typologies to increase the quantity and diversity of housing, reduce housing costs and make neighborhoods more inclusive, equitable, resilient, and livable. This session will explore these changes in Seattle, Washington State, Portland, and Oregon and provide insight into what they might mean for both the future of your neighborhood and your practice.

- 10:45–11:00 AM** **SHORT BREAK**
- 11:00–12:45 PM** **SESSION 2: INNOVATIVE FINANCING**
*Moderator: **David Neiman**, AIA, Partner | Neiman Taber Architects*
Michelle Morlan, Principal | Lotus Development Partners
Donald I King, FAIA, President/CEO | Nehemiah Initiative Seattle
Tamara Knox, CEO | Frolic
Leah Martin, AIA, Co-owner | Allied8 Architects
Uche Okezie, Director of Real Estate Development | HomeSight
Gladys Ly-Au Young, AIA, Partner | SKL Architects
Ben Maritz, Founder | Great Expectations

This session will investigate innovative financing mechanisms and housing solutions while also exploring the challenges developers face, including the causes of increased housing costs and the impact of policies on housing production. By understanding the forces affecting developers and how they are creatively approaching housing, architects can be more effective advocates and collaborators in the quest to provide plentiful, diverse, sustainable, and affordable housing in our region.

- 12:45–1:30 PM** **LUNCH + NETWORKING HOUR**
- 1:30–3:00 PM** **SESSION 3: INNOVATIVE CASE STUDIES**
Cady Chintis, Partner | WC STUDIO Architects
Susan Jones, FAIA, Founding Architect | atelierjones LLC
Dave Otte, AIA, NOMA, NCARB, LEED, Principal / Owner | Holst Architecture
Grace H. Kim, FAIA, Architect & Principal | Schemata Workshop

This session shines a spotlight on the work of several regional firms that are exploring housing models at a variety of scales throughout the Pacific Northwest. Whether looking at new typologies, strategies, frameworks, or partnerships, each speaker will present a case study that highlights their firms' approach to innovative housing. Specific project examples include Heartwood by atelierjones LLC and Argyle Gardens by Holst Architecture.

3:00-3:15 PM SHORT BREAK

3:15-4:30 PM **CONCLUDING KEYNOTE: NEIGHBORHOOD NOW!**
Julie Eizenberg, FAIA, LFRAIA, Founding Principal | Koning Eizenberg Architecture

For her closing keynote lecture, Julie will discuss opportunities to strengthen neighborhoods through analysis of housing typologies and case studies of housing and community buildings. Work discussed will include new completed work like the Arroyo affordable family housing, and the Park, as well as a competition entry for affordable housing in Chicago. Featured community resources will include adaptive reuse projects like the Museumlab which brought an abandoned historic library back to life.

4:30-4:45 PM **CONCLUDING REMARKS + INVITATION TO HAPPY HOUR**

4:45-6:00 PM **NETWORKING HAPPY HOUR ON-SITE**
Sponsored by Fremont Brewing and Elsom Cellars

SPEAKER BIOS

SESSION I: INNOVATIVE LAND USE



Moderator: Rick Mohler, FAIA, NCARB, Professor and Chair, Department of Architecture, University of Washington | Rick Mohler is professor and chair of the department of architecture at the University of Washington where his community engaged teaching, research, practice, and scholarship promote just, policy-driven cities, shaped by principled design while building connections between the academy, profession, government, and community. Through his own practice, work with other firms, and independent collaborations, he has been recognized thirty-seven times in local, regional, national, and international design awards programs and competitions. More recently, he received a 2019 R+D Award from Architect magazine, a 2021

ACSA/AIA Housing Design Education Award, a 2022 Place Design Award from the Environmental Design Research Association (EDRA), a 2022 AIA Small Projects Award, and the 2023 ACSA Best Paper Award. He was elevated to AIA Fellow in 2021 and was awarded the AIA Seattle Gold Medal for Lifetime Achievement in 2022. Rick has served on the AIA Seattle Board of Directors, is former Co-Chair of the AIA Seattle Public Policy Board and is a current member and former Co-Chair of the Seattle Planning Commission.



Rep. Jessica Bateman, Washington State House of Representatives - 22nd Legislative District Rep. Jessica Bateman lives by the commitment that no one should be left out or left behind. A lifelong resident of the Pacific Northwest, she grew up in a single-parent, working-class household. Watching her mom work hard to provide for her family deeply shaped Jessica's worldview and later motivated her advocacy for those most vulnerable in our communities. Since then, Jessica has dedicated her career to serving the 22nd Legislative District, where she envisions an inclusive, equitable future for all who call this region home. As an organizer and coalition leader, Jessica has worked to create affordable housing, assist struggling families, and empower at-risk youth. Jessica

also worked to pass a Sanctuary City Resolution in Olympia and is a passionate advocate for accessible health care. Jessica is a first-generation college student who earned her master's degree in Public Administration from The Evergreen State College and her bachelor's degree in environmental science. She currently works as a health care policy analyst, and served on the Olympia City Council and as staff in the House of Representatives



Nick Welch, Senior Planner, Office of Planning and Community Development, City of Seattle | Nick is a senior planner at the Seattle Office of Planning and Community Development who focuses on equitable land use and housing policy. He is currently overseeing housing policy as part of the One Seattle Comprehensive Plan major update. Nick has led efforts to promote accessory dwelling units as a strategy for infill housing, affordability, and stability and created the City's ADUniverse platform. Previously he helped shape Seattle's landmark Mandatory Housing Affordability (MHA) inclusionary rezone and was instrumental in bringing a focus on racial and social equity into the Seattle 2035 Comprehensive Plan by developing the Growth and Equity

Analysis. Nick has a master's degree in Urban and Environmental Policy and Planning from Tufts University, where he also graduated summa cum laude in International Relations and Spanish. He is a competitive distance runner and lives in Seattle with his wife, toddler, and dogs.



Madeline Kovacs, Development Manager, Adre | Madeline believes that housing justice is climate justice. She is dedicated to Adre's mission, to innovate and lead in sustainable building techniques while creating social and economic benefits and industry opportunities for Black, Indigenous and people of color (BIPOC), centering equitable outcomes in our built environments. Prior to joining Adre, Madeline served as a Project Manager with community-oriented middle housing developer and general contractor Orange Splot and with middle housing developer UrbanRoost Development. Madeline has over a decade of experience in policy analysis and advocacy for more

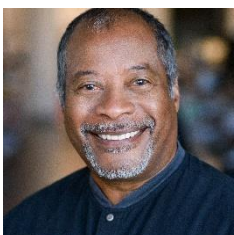
just and sustainable climate, housing, and land use policies. Her early career was as a youth climate organizer, both domestically and at the UNFCCC, working to help amplify underrepresented voices in the climate movement. She came to focus on the built environment through graduate work in land use planning and advocacy for local and statewide housing policy and zoning reforms. Most notably, she coordinated the Portland for Everyone coalition with 1000 Friends of Oregon, advocating for reforms to Portland's single and multi-dwelling zones, among other campaigns, organized to help pass Oregon's HB 2001 (2019) and Seattle's recent ADU reforms with Sightline Institute, and co-founded Portland: Neighbors Welcome. Madeline currently serves on the Executive Council for AARP Oregon and as an advisor for the Parking Reform Network and ElectrifyPDX. She also served on the board for Proud Ground Community Land Trust for four years. Madeline is a 2018 Skidmore Prize winner and recipient of the John Fregonese Urban Innovator Award.

SESSION 2: INNOVATIVE FINANCING



Moderator: David Neiman, AIA, Partner, Neiman Taber Architects | David Neiman, AIA is a Partner at Neiman Taber Architects, an award-winning Seattle firm specializing in urban housing with a focus on issues of livability, affordability, community, and access to housing for all. Through a combination of innovative design, involvement in public policy, and development of his own projects, he has helped to pioneer new approaches to housing in Seattle and to shape the regulations that guide its development. A 4th generation Seattleite, he holds architecture degrees from the University of Washington and the University of Pennsylvania, and is a licensed architect in the state of Washington. He is a past member of the Seattle's Housing Affordability and Livability

Agenda (HALA) Committee and chair of the NW Design Review Board.



Donald I King, FAIA, President/CEO, Nehemiah Initiative Seattle | Donald I King, FAIA is an architect, planner and educator with over 50 years of professional experience in the practice areas of community planning, design and project management. He has specialized expertise in the design and planning and management of community-based projects; healthcare facilities, educational facilities, affordable family housing and special needs housing. His writings on planning, design and practice, as well as articles on his previous firm DKA Architecture, have been published in numerous books and periodical.



Tamara Knox, CEO, Frolic | Tamara Knox is the CEO and co-founder of Frolic, where she works to expand home ownership using a cooperative financing model. Her vision is to create gentle density in cities across the country, increasing housing supply in a way that promotes affordable homeownership and limits displacement. She is interested in rethinking funding and ownership structures for development projects and how to encourage nourishing social interactions through the physical and financial design of her projects. Before Frolic, she worked in urban economics, affordable housing policy, and with a creative developer committed to equitable economic development. She holds a B.A. in Urban Studies with Honors from Stanford University and a Master in City Planning (MCP) and Master of Science in Real Estate Development (MSRED) from Massachusetts Institute of Technology. She grew up in Los Angeles and is now happily living in Seattle.



Leah Martin, AIA, Co-owner, Allied8 Architects | Leah is the co-founder of Allied8 Architects and has practiced for 30 years, initially in New York City and for 28 years in Seattle. She has steered her professional focus toward housing security and housing justice, working with marginalized and low income communities, particularly in Central and South Seattle. Her specific area of focus over the last 5 years has been developing new homeownership typologies so that communities and individuals at risk of displacement can keep the one asset they have, simultaneously ensuring communities stay intact. Leah serves on the Board of Spark Northwest, an environmental justice non-profit that enables a clean energy future for low income communities. She is a regular design critic at the University of Washington, is a member of the Northwest Eco Building Guild and the AIA. Leah is a contributor to the OPCD Equitable Development Zoning stake holder group.



Uche Okezie, Director of Real Estate Development, HomeSight | Uche Okezie is the Director of Real Estate Development at HomeSight, a nonprofit Community Development Corporation in Southeast Seattle. She joined HomeSight in 2002 as an Associate Project Manager and now oversees their affordable residential ownership and community facility development projects as well as the project management services HomeSight provides to non-profit and community-based organizations in the Puget Sound area. Currently she is managing the development of HomeSight's affordable residential cooperative and Opportunity Center projects at Othello Square, a Transit-Oriented Development in Southeast Seattle's Othello neighborhood. Prior to that, her more recent projects included affordable single-family homes at Greenbridge, King County Housing Authority's mixed income master planned community and acting as owner's representative for the Eritrean Association in Greater Seattle during the redevelopment and expansion of their Community Center. After graduating from the University of New Orleans with a BA in Urban Studies, she obtained her Master of Urban Planning from the University of Washington in 2001 and is a certified Project Management Professional and Construction Manager.



Gladys Ly-Au Young, AIA, Partner, SKL Architects | A founding partner of Sundberg Kennedy Ly-Au Young Architects, Gladys Ly-Au Young is driven by a social purpose to design earth-friendly, community-based places that function well, create belonging, and promote health and well-being. Gladys holds a Social Justice Graduate Certification from Harvard Extension School, a Master of Science in Sustainable Design from Carnegie Mellon University, and a Bachelor of Architecture from Washington State University. She has been applying a deep understanding of sustainable design and thoughtful design integrity to projects for 30 years. She leverages the resilience built from her background to connect the work in multiple mission-driven sectors, including community and cultural spaces, K-12 education, affordable housing, and supportive services. Gladys serves on the Cultural Space Agency's Governing Council, Seattle 2030 District's Board of Directors, International Living Future Organizational Equity Technical Advisory Group, and AIA Seattle Honor Awards Co-chair.



Michelle Morlan, Principal, Lotus Development Partners | Michelle has been actively engaged in the direct development affordable housing and community facility projects for over 30 years. As Principal of Lotus Development Partners LLC, a mission-driven development consulting firm, Michelle oversees the work of Lotus team members and provides project management, finance strategy and development services for nonprofit housing owners, primary and behavioral health providers and for-profit developers interested in affordable housing inclusion.

Michelle was previously the western states underwriter for a national intermediary's New Markets Tax Credit program. In that capacity she facilitated investment in a variety of community and economic development projects. Since 1998, Michelle has managed development of more than 1,300 housing units including shelter beds, transitional housing and permanent supportive housing serving homeless individuals and adults with special needs. She has also developed several community and social service facilities including three multi-service centers, two federally qualified health centers, integrated primary care and behavioral health clinics and several facilities serving low income youth. Michelle holds Masters degrees in Social Work and Urban Planning from the University of Michigan. She is a past-Chair of the University of Washington Design and Urban Planning Professionals Council and serves on the Boards of the Seattle-King County Housing Development Consortium, the Public Facilities Group and the Community Roots Housing PDA.



Ben Maritz, Founder, Great Expectations | Ben is an affordable housing developer Real Estate investor and a reformed management consultant, based in Seattle, WA. Ben's company, Great Expectations is focused on privately funded development and acquisitions serving people in the 40-80% AMI range. The main product type are 'eco-apartments', small dwelling units that are both eco-nomically and eco-logically sustainable. Ben believes in the importance of housing in promoting equity and stability in modern cities. His goal is to promote the production of quality, naturally affordable housing which is accessible to all residents of the communities he serves. Ben has an MBA from Stanford University and a BS/MS from Johns Hopkins University.

SESSION 3: INNOVATIVE CASE STUDIES



Cady Chintis Partner, WC STUDIO Architects | Cady Chintis is a founding partner at WC STUDIO, an adventurous architecture practice that specializes in the design of visually exciting and resource-efficient building projects. In addition to guiding clients through the design and construction process, Cady has acted as an architect-developer of two completed Missing Middle housing projects in Tacoma with a third development project currently underway. Whether self-initiated or client-driven, Cady most enjoys working on small and medium multi-family and mixed-use projects because they represent a development sweet spot at the intersection of sustainability

and affordability, while contributing incrementally to vibrant, walkable neighborhoods. Cady is a licensed architect and Certified Passive House Consultant.



Susan Jones, FAIA, Founding Architect, atelierjones LLC | Susan Jones, FAIA, is founder of Seattle-based *atelierjones*. Devoted to mass timber construction her award-winning, all-woman owned and woman-led firm drives new lower-carbon pathways within architecture and construction at scale. Advancing new, prefabricated mass timber systems, the firm has completed some 8 mass timber projects, and has designed over twenty, from large-scale urban housing to urban infill housing, to missing-middle housing to rural mass timber modular housing. *atelierjones'* national leadership in multiple international collaborations creates sustainable change at scale. Their decade

of work devoted to mass timber constantly seeks transparency and rigor on multiple levels, from forest health to LCA collaborations to fire testing to regulatory code design to award-winning design projects that introduce immersive, biophilic experiences for all. *Photo Credit: Nii Okaidja*



Grace H. Kim, FAIA, Architect & Principal, Schemata Workshop | Grace H. Kim, FAIA is an architect and co-founding principal of Schemata Workshop, a Seattle-based architectural practice with a keen focus on community, social equity and sustainability. Her firm works on projects that shape Seattle and guide regional growth – such as the Seattle Central Waterfront, affordable housing and Equitable Transit Oriented Development (eTOD) and transit projects. Her co-design process engages not only her client and consultants, but also the surrounding community stakeholders that will be impacted by her projects. Grace is also the founder of Capitol Hill Urban

Cohousing, a collaborative residential community which includes her street level office and a rooftop urban farm. She walks the talk of sustainability – leaving a small ecological footprint while incorporating holistic ideals of social and economic resilience into her daily life. She is an internationally recognized expert in cohousing – her TED talk on cohousing as an antidote for isolation has over 3M views. Grace provided 8-years of leadership to the Seattle Planning Commission and currently serves on the Vice President for the Housing Development Consortium Board of Directors – a non-profit organization that advocates for affordable housing in Seattle and King County. She also serves on the Professional Advisory Council for the Cohousing Association of the US.



Dave Otte, AIA, NOMA, NCARB, LEED, Principal / Owner, Holst Architecture | For 25 years, Dave has been helping create meaningful architecture that people love. Focusing on social impact in housing, education, and health, his work at Holst spans notable projects including Bud Clark Commons, the Rockwood Youth Campus, and Fora Health. On the boards and under construction, Dave is currently helping lead the design of the East County Library, The Patricia Valian Reser Center for the Creative Arts, and hundreds of deeply affordable homes across the Portland region. As a board member of the Mental Health and Addiction Association of Oregon and volunteer for local nonprofit organizations, Dave strives to give back to his community by bringing the most

design to those with the least in our society.

CONCLUDING KEYNOTE: NEIGHBORHOOD NOW!



Julie Eizenberg, FAIA, LFRAIA, Founding Principal, Koning Eizenberg Architecture | Julie Eizenberg FAIA, LFRAIA and founding partner of Koning Eizenberg Architecture has given visibility to the design value and potential of community projects and people-oriented practice. Under her leadership, Koning Eizenberg has earned over 200 design and sustainability awards and been widely published in the US and abroad. The practice has been honored as AIA California's Firm of the Year and, together with Hank Koning, Julie was recognized with the AIA Los Angeles Gold Medal, the Australian Institute of Architects' Gold Medal, an American Academy of Arts and Letters award and, in 2022, inducted into the National Academy of Design. Julie teaches and lectures

around the world and has shared the practice's interests in influential monographs including "Architecture isn't just for special occasions" which highlights the value of social engagement and "Urban Hallucinations" which examines how the idyll of local shapes neighborhoods.

HOUSING DESIGN FORUM PLANNING TASK FORCE



Kailin Gregga, AIA, LEED AP+BDC, Partner, Best Practice Architecture | Prior to joining Best Practice in 2014, Kailin worked as an associate architect at LMN architects, and as a designer with Diller Scofidio + Renfro and nArchitects Studio in New York. Kailin's background includes projects in the performing arts, convention centers, higher education buildings as well as all scales of commercial interior projects. At Best Practice, Kailin champions an inventive, collaborative approach to design in the studio and has a focus on retail and commercial projects. Kailin is currently teaching

in the Department of Architecture at the University of Washington and volunteers with the Seattle Chapter of the AIA, specifically supporting the WA State AIA Honor Awards and the Young Voices Award Programs. Kailin was the AIA Honor awards chair for 2 years and has served on the Jury for the AIA Kansas Honor Awards in 2017.



Bradley Khouri, AIA, Principal, b9 architects | The founder of b9 architects, Bradley is passionate about design excellence, community and service. With a Master of Architecture from Harvard University, he focuses on the intersection of education, policy, design innovation, sustainability and real estate development. Bradley develops multifamily infill urban projects to enrich the community through walkable, vibrant density. Over the years, he has served as a member of several AIA Boards and Task Forces, including President of the Board of Directors, advocating for policies that encourage equitable urban policies focused on density and sustainability. Bradley also teaches Architectural Design studios part-time at the University of Washington, College of Built

Environments and serves on juries regularly. An avid skier, he enjoys spending his free time hitting the slopes and teaching his children how to ski.



Thomas Lawrence, AIA, Lawrence Architecture | I've lived in Seattle for almost 40 years working primarily on small-scale residential projects. Prior to starting my own practice in 1995, I worked for some great firms in Seattle, North Carolina, Maryland, and Florida before, during, and after study at North Carolina State University and the University of Washington. I'm fortunate to have been involved with the Housing Forum since its inception in 2002, serving as chair of the planning task force for several years. In addition to this forum, my professional activities mirror my two professional passions – design excellence and residential design: as a member of the AIA Seattle

Board of Directors 2003–2006, a member of the Small Office Roundtable 1999–2008 (co-chair 2003–2008), a member of the Future Shack awards program organizing committee 2009–2012, a member of the Small Practice and Residential Committee 2016–present (co-chair 2017–2020), and a member of the Honor Awards Committee 1989–present (chair 1994). I'm currently the Washington State representative for the National AIA Small Firm Exchange working to facilitate the flow of information between small firms in all the AIA chapters. I live in a 100-year-old home on Phinney Ridge that my architect-wife and I remodeled twenty years ago.



Rick Mohler, FAIA, NCARB, Associate Professor of Architecture, University of Washington Rick Mohler is an associate professor of architecture at the University of Washington where his community engaged teaching, research, practice, and scholarship promote just, policy-driven cities, shaped by principled design while building connections between the academy, profession, government, and community. Through his own practice, work with other firms, and independent collaborations, he has been recognized thirty-seven times in local, regional, national, and international design awards programs and competitions. More recently, he received a 2019 R+D Award from *Architect* magazine, a 2021 ACSA/AIA Housing Design Education Award, a 2022

Place Design Award from the Environmental Design Research Association (EDRA), a 2022 AIA Small Projects Award, and the 2023 ACSA Best Paper Award. He was elevated to AIA Fellow in 2021 and was awarded the AIA Seattle Gold Medal for Lifetime Achievement in 2022. Rick has served on the AIA Seattle Board of Directors, is former Co-Chair of the AIA Seattle Public Policy Board and is a current member and former Co-Chair of the Seattle Planning Commission.



Liz Pisciotto, AIA, Partner, Neiman Taber Architects | Liz Pisciotto, AIA is a licensed architect and partner at Neiman Taber Architects. Her practice and volunteer work is animated by the belief that all users deserve to feel pride in their spaces, no matter the budget. In school and in practice, Liz has consistently employed an interdisciplinary approach, integrating anthropology, art, urban design, interior design and architecture. She has applied this diverse training across scales and typologies, including retail, commercial, and institutional projects, in addition to the residential design that is central to Neiman Taber's work. Liz is attracted to designing third places, the social spaces that are distinct from work and home – and also the effective blending of all three together.

When Liz is designing, "I imagine the stories of the people that will eventually inhabit these spaces...Who will they say 'hi' to, what will they be carrying and how can I support that?"



Michael C. Walsh, Schemata Workshop | After graduating from the University of Oregon, Michael worked his whole career in the Central Valley of California until relocating to Seattle in early 2023. He has made a concerted effort to diversify his experience in the industry including project type and scale. His project work includes the construction of a five-building middle school campus, seven-story parking structure, multiple scales of residential, as well as technical equipment installations for Bay Area tech campuses. His range of experience has enriched his understanding of the profession and informed the direction of his career. He believes that good project team

communication is the key to successful, well-coordinated projects. Excited to be back in the PNW, Michael loves exploring with his dog, roasting coffee, and getting his hands dirty in the garden.