



# 2025 Housing Design Forum | *Transformative Housing: From Policy to Practice*

June 16, 2025 | 415 Westlake Ave N, Seattle, WA 98109 \* *all sessions/speakers subject to change*

## PROGRAM SCHEDULE

### MONDAY, JUNE 16, 2025

- 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*
- 9:15–10:00 AM**      **SESSION 1 | LOCAL & STATEWIDE HOUSING POLICY: UPDATES, OUTCOMES, AND WHAT'S AHEAD**  
**Rico Quirindongo** AIA, Director, Office of Planning and Community Development, City of Seattle  
**Nicholas Carr**, Senior Policy Advisor for Housing, Office of Governor Bob Ferguson

*This session will provide an in-depth examination of the evolving housing policies and planning initiatives across Washington State, with a particular focus on King County and Seattle. Participants can expect to hear about key legislative outcomes from the recent session that directly impact housing development and affordability. Additionally, the session will include critical updates and next steps resulting from the One Seattle Comprehensive Plan, which outlines the City's long-term vision for sustainable growth and community development. Our expert speakers will delve into the various housing opportunities available, exploring innovative solutions and strategies that will redefine our concept of what "home" means in today's context. Join us for a comprehensive analysis that aims to foster a more inclusive and equitable housing landscape.*

- 10:00–10:15 AM**      **SHORT BREAK**
- 10:15–12:00 PM**      **SESSION 2 | MIDDLE HOUSING: THE PROMISE OF EXPANDING NEIGHBORHOOD ACCESS & HOMEOWNERSHIP**  
*Moderator: Rob Humble, Principal | Hybrid*  
**Eric Kronberg**, Principal | Kronberg Urbanists + Architects  
**Uytae Lee**, Owner | About Here  
**Yi-Chun Lin** NOMA, NCARB, Director, Architecture & Site Design | Board & Vellum

*This summer, Washington cities will have revised their zoning codes to fulfill statewide requirements in House Bill 1110, adopted in 2023 requiring a minimum density for middle housing on all residential lots. This promises to unlock needed room for housing, (re)legalize diverse types, and usher in more choices in areas historically reserved for low-density, high-cost real estate. Will local implementation of HB 1110 live up to these expectations? What can cities do to promote genuine variety and design quality, sparking creativity and reviving the classic forms often featured in materials promoting middle housing? What type of homeownership options will these changes create? How can existing residents take advantage of new options and participate in the redevelopment of their communities? This panel will explore what middle housing zoning is likely to produce in practice and how architects, designers, policymakers, and advocates can promote outcomes that fulfill its potential.*

- 12:00–12:50 PM**      **LUNCH + NETWORKING HOUR**



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12:50–2:05 PM

## SESSION 3 | TRANSIT ORIENTED DISTRICTS: LEVERAGING TOD FOR ALL AGES & LIFE STAGES

*Moderator:* **Andrew Grant Houston** AIA, NCARB, CPHD, Founder, Architect | House Cosmopolitan

**Jim Bodoia** AIA, LEED AP, Principal | Perkins Eastman

**Thatcher Imboden**, Director, Community Development | Sound Transit

*As light rail expands throughout the Puget Sound region, and state lawmakers consider new frameworks for housing density around transit stations, this session will explore the details of what we want these places to become and how we achieve that vision. What cities around the world offer examples of joyful, walkable, kid and elder-friendly neighborhoods around major transit hubs? How can we reconfigure our street networks to create safe, enjoyable, playable public spaces for community to enjoy together; promote dense housing that meets the needs of people and families of all types; and leverage creative zoning to catalyze and capture public benefits? Through examples, case study, and insight into ongoing policy debates, speakers will ignite an imaginative discussion about capitalizing on the generational opportunity transit investments in our region provide.*

2:05–2:20 PM

## SHORT BREAK

2:20–3:20 PM

## SESSION 4 | SOCIAL HOUSING: I-135 & PROP 1A, WHAT'S NEXT?

**Michael Eliason**, Founder | Larch Lab

**Roberto Jiménez**, CEO | Seattle Social Housing

**Tiffani McCoy**, Co-Executive Director, Policy and Advocacy | House Our Neighbors

*This session will explore Seattle's recent creation of a Social Housing Developer through voter Initiative 135 in 2023 and examine case studies of successful implementation in the U.S. and abroad. In 2025, House Our Neighbors helped create an annual progressive revenue stream dedicated to the Social Housing Developer through Proposition 1A. With a well-documented housing supply and affordability crisis, Seattle has joined many metro areas across the county in passing legislation to build Social Housing as one solution. Social housing addresses the need for true affordability across the income spectrum through constructing and acquiring housing that is permanently affordable and publicly owned in perpetuity. Social Housing is available to all incomes, permanently affordable and held as a public good in perpetuity by removing itself from the speculative market.*

3:20–3:35 PM

## SHORT BREAK

3:35– 4:50 PM

## SESSION 5 | JOHANNA HURME'S CLOSING KEYNOTE PRESENTATION, PLATFORM:MIDDLE, ARCHITECTURE FOR HOUSING THE 99%

**Johanna Hurme**, Architect, Co-Founder | 5468796 Architecture Inc.

*"platform.MIDDLE: Architecture for Housing the 99%," a 4-volume publication by 5468796 Architecture, forefronts challenges being faced by architects, builders, developers, and policymakers in their efforts to address housing supply gaps. Johanna's keynote will expand on two of the topics in this publication: Practice Ecosystem, describing 546's approach to the architect's role in challenging contexts, intersecting with politics, economics, civic governance, social activism, and other forms of cultural and scholarly research; and Toolkit, looking at a selection of the firm's projects, uncovering a series of design and planning strategies developed over years of experience in the multi-family housing typology.*

4:50–6:00 PM

## NETWORKING HAPPY HOUR ON-SITE

## SPEAKER BIOS

### SESSION 1 | LOCAL & STATEWIDE HOUSING POLICY: UPDATES, OUTCOMES, AND WHAT'S AHEAD



**Rico Quirindongo AIA, Director, Office of Planning and Community Development, City of Seattle** | Rico Quirindongo, Director of Seattle's Office of Planning and Community Development, has over 30 years of experience revitalizing historic landmarks and reimagining neighborhoods in Seattle. His passion for architecture, civic engagement, and sustainable design has positioned him at the forefront of projects that align urban growth with community values and environmental stewardship. As a founding member of the Northwest Chapter of the National Organization of Minority Architects, he promotes diversity in the field and contributed to the AIA+2030 National Steering Committee, advancing carbon-neutral design education in 24 cities. Rico has held

influential roles, including chairing the Pike Place Market Preservation Authority and serving as AIA Seattle President in 2012. He gained recognition as a "Citizen Architect" by the AIA and delivered a TED Talk in 2020. His contributions have earned him numerous accolades, including the Commercial Real Estate Leadership Award and the AIA Washington Jennie Sue Brown Lifetime Achievement Award. In 2025, he was named one of Seattle's Most Influential by Seattle Magazine.



**Nicholas Carr, Senior Policy Advisor for Housing, Office of Governor Bob Ferguson** | Nicholas Carr brings more than a decade of experience in government relations, policy, project development, and community engagement to the Governor's office. Previously he was the Intergovernmental Affairs Manager for Tacoma Housing Authority (THA) – responsible for the agency's local, state, and federal advocacy, community engagement, and management of innovative partnerships. While working at THA he was an Advisory Board Member of South Sound Housing Affordability Partners (SSHA3P) and was an active member and recent Chair of the Association of Washington Housing Authorities (AWHA) Legislative Committee. He brings a new and practical view to our state's

housing crisis, with familiarity in tenants' experience, development, acquisition, and operation and maintenance of housing. Before finishing his master's degree in Community Planning from the University of Washington Tacoma (UWT), Nicholas started his career in the office of US Representative Derek Kilmer (WA-06), as a District Representative for Tacoma, and Mason and Grays Harbor Counties. He graduated from the UWT in 2012 with a degree in Politics, Philosophy & Economics.

### SESSION 2 | MIDDLE HOUSING: THE PROMISE OF EXPANDING NEIGHBORHOOD ACCESS & HOMEOWNERSHIP



**Moderator: Rob Humble, Principal, Hybrid** | Robert is a licensed architect and founder of Hybrid with more than 30 years of experience in creating innovative housing solutions. As a vertically integrated studio, Hybrid wraps design, development and construction under one umbrella. The autonomy of being their own developer and contractor has allowed Hybrid to execute innovative ideas of how people are living and how their homes are functioning in a rapidly changing world. Robert has a special interest in new construction technology as well as socially and environmentally adaptive housing typologies. Under his guidance, Hybrid has successfully integrated urban density

into sustainable and creative multi-family designs in the US, Mexico and Canada. Robert and Hybrid have been honored with multiple awards and publications for their contributions to urban infill development, demonstrating a commitment to innovation in the built environment.



**Eric Kronberg, Principal, Kronberg Urbanists + Architects** | Eric Kronberg is a zoning whisperer. He specializes in balancing and blending the often competing needs of urban design, architecture, and development in a potent cocktail for better places. He specializes in breaking down and demystifying regulations to find ways to make great places possible while helping others navigate the redevelopment maze. He uses his skills for the force of good as a principal at Kronberg Urbanists + Architects (KUA), leading the firm's skilled practitioners to help our development partners create better places for all. His seven years teaching for the Incremental Development

Alliance motivated him to co-found Inc Codes, an incremental code reform company helping mid-sized cities take the

next step towards better places. All this work is directed towards making healthy neighborhoods -- places that are vibrant, lasting, AND inclusive. He recently joined the board of the Seaside Institute to help the leading think tank for the New Urbanism strategically focus on how to integrate attainable housing into our great, walkable places.



**Uytae Lee, Owner, About Here** | Uytae Lee produces videos that educate and engage the public on urban planning issues. He is the founder of 'About Here', a creative studio and YouTube channel dedicated to helping people understand their cities better. In addition to his video work, Uytae is an adjunct professor at the UBC School of Journalism and a commissioner on the board of BC Housing.



**Yi-Chun Lin NOMA, NCARB, Director, Architecture & Site Design, Board & Vellum** | Yi-Chun is passionate about placemaking through design, driven by curiosity, and deeply committed to inclusive design. She leads commercial and community-based work at Board & Vellum, building trust and fostering respect to create transformative spaces. With a multidisciplinary background in architecture, landscape architecture, and marketing, Yi-Chun draws inspiration from diverse perspectives and the power of integrated thinking. Her decades of experience span public and private projects, from campus master planning to adaptive reuse and housing, balancing stakeholder goals and regulatory processes. She seeks to create clarity, enrich human experiences, and integrate beauty in both form and function. Yi-Chun thrives on helping businesses, homeowners, and community organizations navigate complex challenges with a balanced approach. She actively supports civic initiatives that elevate diverse voices in her city and beyond. A recipient of the 2024 ONEder Grant, Yi-Chun explores the psychological construct of attachment and to foster belonging with today's multi-generational workforce. Outside the studio, she enjoys golf, volleyball, cooking for many, and tackling her ever-growing reading list.

## SESSION 3 | TRANSIT ORIENTED DISTRICTS: LEVERAGING TOD FOR ALL AGES & LIFE STAGES



**Moderator. Andrew Grant Houston AIA, NCARB, CPHD, Founder, Architect, House Cosmopolitan** | Andrew Grant Houston is the Founder and Head of Design of House Cosmopolitan, an architecture and urban design practice that specializes in housing and creating places where individuals thrive together and culture is celebrated. Known as Ace (for short), his organizing and advocacy includes his roles on AIA Seattle's Public Policy Board as well as serving as the Legislative Committee Chair for the nonprofit, Futurewise.



**Jim Bodoia AIA, LEED AP, Principal, Perkins Eastman** | Jim Bodoia is a nationally recognized expert on high-density housing and urban placemaking. His experience in developing urban mixed-use and large-scale planning efforts is instrumental to the achievement of sustainable living, and the market success of these projects. Jim's 43+ years of multifamily experience allows him to lead projects nimbly, switching from designer to conceptual director at the drop of a hat. He has designed over 10,000 housing units in the Pacific Northwest throughout his career, with the majority of his work contributing to award-winning developments and garnering national recognition toward design guidelines.



**Thatcher Imboden, Director, Community Development, Sound Transit** | Thatcher Imboden is the Director of Community Development at Sound Transit, where his team plans and implements transit-oriented development, joint development, place-based economic development efforts, and affordable housing partnerships. Since joining the agency in 2015, he has guided the development of 3,300 housing units in various stages of delivery – including 2,500 affordable units – and set the agency up for significant commercial and housing joint development opportunities associated with upcoming transit expansion projects. He’s a Minnesotan, and previously worked in commercial real estate development and public finance.

## SESSION 4 | SOCIAL HOUSING: I-135 & PROP 1A, WHAT’S NEXT?



**Michael Eliason, Founder, Larch Lab** | Michael Eliason is a licensed architect and the founder of Seattle-based Larch Lab – part architecture and urbanism studio, part 'think and do' tank – focused on research and policy; decarbonized low-energy buildings; and climate adaptive urbanism. Michael is also an award-winning architect specializing in mass timber, social housing, Baugruppen (urban cohousing), and Passivhaus buildings. His career has been dedicated to advancing innovation and broadening the discourse on sustainable development, non-market housing, and decarbonized construction. He has helped usher several legislative efforts on Point Access Blocks across the US, and is a founding board member of Seattle’s Passivhaus Social Housing Developer. Michael is a graduate of Virginia Tech, and became a Certified Passive House Designer in 2010. His professional experience includes work in both the US and Germany. Michael is also the author of *Building for People: Designing Livable, Climate-Friendly, Affordable Neighborhoods* (Island Press, 2024).

**Roberto Jiménez, CEO, Seattle Social Housing** | *Headshot and bio coming soon!*



**Tiffani McCoy, Co-Executive Director, Policy and Advocacy, House Our Neighbors** | Tiffani was the campaign manager for the Yes on I-135 Campaign (which created the first social housing developer in the United States) and the Prop 1A Campaign (which funded the Seattle Social Housing Developer). Prior to working at HON, Tiffani worked at Real Change as the Advocacy Director. At Real Change, she worked with vendors to increase public bathrooms in Seattle, against the sweeps of our unhoused neighbors, for fully funded services, and for a Seattle where everyone can afford to live and thrive. She strongly believes in the power of initiatives to enact bold public policy. Tiffani lives in West Seattle with her partner and kid and looks forward to one day riding the link from West Seattle to her office in Pioneer Square.

## SESSION 5 | JOHANNA HURME’S CLOSING KEYNOTE PRESENTATION, PLATFORM:MIDDLE, ARCHITECTURE FOR HOUSING THE 99%



**Johanna Hurme, Architect, Co-Founder, 5468796 Architecture Inc.** | Johanna Hurme is an architect, co-founder and managing partner of Winnipeg-based 5468796 Architecture. For the past 18 years, the firm has been pursuing a critical architectural response to contemporary issues in multi-family housing and urban design, grounded in real-life practice-based experience and a tandem investigation into world-wide housing research and built work. 5468796 Architecture has been awarded numerous national and international design awards. Johanna is also a housing and urban design activist and an advocate, and she has initiated a number of design related events and programs. She is the current President Elect of RAIC I Architecture Canada and a past Chair of the Winnipeg Chamber of Commerce and has taught architecture at Cornell University, IIT in Chicago, and at Universities across Canada. Johanna lectures extensively and is co-author of 'Innovative Solutions for Creating Sustainable Cities' (2018), and 'platform:MIDDLE', Architecture for Housing the 99%, (2023).

## HOUSING DESIGN FORUM PLANNING TASK FORCE



**Ellen Malmon AIA, Senior Architect, Schemata Workshop** | Before moving to Seattle, Ellen worked in Chicago and Connecticut on a broad range of projects including single-family, multi-family, mixed-use, transit, and commercial projects. While involved in the successful revitalization of the Reed-Putnam “SoNo” District in South Norwalk, Connecticut, she witnessed first-hand how design can transform a community. The devastation of Hurricanes Rita and Sandy inspired her to explore how planning and design can contribute to community resiliency, and she became a certified Post-Disaster Safety Assessment Evaluator. After moving to Seattle, Ellen’s commitment to creative problem-solving, urban renewal, and design excellence led her to Schemata Workshop, where she is a Senior Architect working on a wide variety of projects focusing on community development and affordable housing design. Out of the office she is a print artist, bicycle commuter, and lives with her family in Ravenna, Seattle.



**Kate Smith AIA, NCARB, Principal, SMR Architects** | With a deep understanding of the complexities of affordable housing, Kate has developed a unique ability to balance the needs of various collaborators, from community members to government agencies. Her dedication to creating inclusive and resilient communities has earned her the respect of her peers and the appreciation of the people she serves. By combining innovative design solutions with a passion for social responsibility, Kate has established herself as a leader in the field of affordable housing. Her commitment to making a positive impact on people’s lives is evident in every project she undertakes, and her expertise has been instrumental in shaping the firm’s approach to sustainable, community-driven design. Currently, Kate serves as the Board President of the Housing Development Consortium of Seattle King County, where she is a powerful advocate for policy reform and increased funding opportunities while amplifying the collective strength of the affordable housing community.



**Liz Pisciotta AIA, Partner, Neiman Taber Architects** | Liz Pisciotta, AIA is a licensed architect and partner at Neiman Taber Architects. Her practice and volunteer work are 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 award-winning 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 the effective blending of all three. Liz has been a member of the AIA Seattle Housing Design Forum Task Force since 2021. She has also led housing advocacy tours for members of City Council, SDCI, and OPCD and is the leader of the Hawthorne Elementary playground design committee.



**Rico Quirindongo AIA, Director, Office of Planning and Community Development, City of Seattle** | Rico Quirindongo, Director of Seattle’s Office of Planning and Community Development, has over 30 years of experience revitalizing historic landmarks and reimagining neighborhoods in Seattle. His passion for architecture, civic engagement, and sustainable design has positioned him at the forefront of projects that align urban growth with community values and environmental stewardship. As a founding member of the Northwest Chapter of the National Organization of Minority Architects, he promotes diversity in the field and contributed to the AIA+2030 National Steering Committee, advancing carbon-neutral design education in 24 cities. Rico has held influential roles, including chairing the Pike Place Market Preservation Authority and serving as AIA Seattle President in 2012. He gained recognition as a “Citizen Architect” by the AIA and delivered a TED Talk in 2020. His contributions have earned him numerous accolades, including the Commercial Real Estate Leadership Award and the AIA Washington Jennie Sue Brown Lifetime Achievement Award. In 2025, he was named one of Seattle’s Most Influential by Seattle Magazine.



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**Tom Lawrence AIA, Lawrence Architecture** | I've lived in Seattle for over 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 NC State University and the UW. 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. I currently serve on the board of 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/partner/wife and I remodeled twenty years ago.



**Nick Welch, Senior Planner, Office of Planning and Community Development, City of Seattle** |

Nick Welch is a Senior Planner at the City of Seattle Office of Planning and Community Development who focuses on equitable housing and land use policy. He recently oversaw the update of housing policy in the One Seattle Comprehensive Plan and worked to implement citywide zoning changes that address housing supply, choice, and cost. Nick leads efforts to promote accessory dwelling units and other infill housing as a strategy for affordability, stability, and access 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. He currently teaches on affordable housing at the UW Runstad Department of Real Estate. 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, before returning to Seattle in 2013. He is a distance runner and lives in the University District with his wife and two children.