



## 2026 Housing Forum | *Getting to Abundance: Unlocking the Future of Housing*

June 1, 2026 | 2655 NW Market St, Seattle, WA 98107 \* *all sessions/speakers subject to change*

ATTENDEE RESOURCES: <https://aiaseattle.org/2026-hdf-resources/>

PASSWORD: !2026\_HDF\_GA!



### PROGRAM SCHEDULE

#### MONDAY, JUNE 1, 2026

- 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*
- 9:15-9:30 AM**                    **PLENARY SESSION | MAYOR KATIE B. WILSON'S OPENING REMARKS**
- 9:30-10:30 AM**                    **SESSION 1 | THE HOUSING LANDSCAPE: PUTTING POLICY INTO PRACTICE**  
*Moderator: **Liz Pisciotta** AIA, Architect | Neiman Taber Architects*  
**Councilmember Eddie Lin**, District 2 | Seattle City Council  
**Gregg Colburn**, Associate Professor | University of Washington, Department of Real Estate  
**Patience Malaba**, Executive Director | Housing Development Consortium

*With the legislative session behind us, and the Seattle Comprehensive Plan moving forward, attention turns to implementation. How will newly adopted policies shape what—and how—we design? This session brings together three housing leaders to translate policy into practice. From city-level land use reform to lessons from other regions, panelists will share strategies for building partnerships, advancing equitable development, and ensuring policy translates into real homes and real opportunity. Together, we'll examine how policy decisions can expand housing typologies, unlock opportunities, and move projects from vision to reality.*

- 10:30-10:45 AM**                    **SHORT BREAK**
- 10:45-12:00 PM**                    **SESSION 2 | PRESERVING COMMUNITY & EXPANDING HOUSING OPPORTUNITY**  
*Moderator: **Rico Quirindongo** AIA, Director | Seattle Office of Planning and Community Development*  
**Dominique Remy**, Co-Founder | 1DROP + Owner | Walk Your Plans  
**Tiffani McCoy**, Interim CEO | Seattle Social Housing Developer  
**Tiffany Kelly-Gray**, Director of Strategic Initiatives | Byrd Barr Place

*As Seattle becomes more expensive and homeownership gets further out of reach for many, new housing models can create hope and opportunity for individuals to find community, and communities to feel secure in their future here in Seattle. In this session, our panelists will discuss how their organizations are creating opportunities through political and financial support of mixed-income housing, practicing and expanding inclusive housing development, and paving the way for legacy homeownership in a historically marginalized neighborhood.*

- 12:00-12:45 PM**                    **LUNCH + NETWORKING HOUR**

**12:45-1:15 PM****SESSION 3 | UNLOCKING LIVABLE HOMES WITH SINGLE STAIR REGULATIONS****Michael Eliason**, Director of Design & Policy | Seattle Social Housing Developer

*The status quo for design of multifamily housing in the US is more hotel than housing. Why are our cities filled with oversized buildings full of primarily smaller homes with poor daylight, a poor unit mix, no ability to cross ventilate, no space for nature or trees, and a far lower quality of life than housing in peer countries? With a few tweaks, Seattle's lead on single stair regulations could lead to abundant, higher-quality homes with a more diverse unit mix - in more of the city. We are fortunate to have Mike Eliason back this year to update us on this issue and other possible building code reforms that can help improve the design and livability of multifamily housing in the US.*

**1:15-1:45 PM****SESSION 4 | SCALING WITH MODERN MEANS OF CONSTRUCTION****Marty Kooistra**, Director, Starter Home Plan | Civic Commons

*Washington state's Comprehensive and Scalable Starter Home Production Plan and its two implementation playbooks offer an actionable, whole-problem solution to our statewide housing crisis. Participants will explore this opportunity and understand the production of true "starter homes"; offsite construction methods as scaling mechanism; what must be in place for these methods to excel; and what WA can learn about offsite uptake from benchmark implementations in the U.S. and globally.*

**1:45-2:00 PM****SHORT BREAK****2:00-3:30 PM****SESSION 5 | INTENTIONAL LIVING: CASE STUDIES IN DESIGN & DELIVERY***Moderator:* **Leah Martin AIA**, Co-Founder | Allied8**Kelly Sommerfeld**, Architect, Co-Founder | Ten Penny Studio**Megan McKay AIA**, Partner | Johnston Architects**Robert Humble**, Principal, Design Director | Hybrid Architecture**Yingzhao Liu**, Integral Facilitator

*This session uses three housing case studies to examine different models of design, delivery, and ownership. They all look to move beyond the single-family model, building higher density that creates and fosters an intentional and aspirational community. Case study projects include [Future Fun Shack \(Beacon Hill Co-op\)](#) by Ten Penny Studio, [Shared Roof](#) by Johnston Architects, and [Crow Woods](#) by Hybrid Architecture.*

**3:30-3:45 PM****SHORT BREAK****3:45-4:45 PM****SESSION 6 | BRANDON PACE'S CLOSING KEYNOTE PRESENTATION, NOW & THEN****Brandon Pace FAIA**, Founding Partner | Sanders Pace Architects

*In a lecture titled Now and Then, closing keynote Brandon Pace FAIA will share stories of post-war urban development patterns in two very different places: 1) one where the destruction of urban housing and generational wealth in the second half of the 20th century created a pattern of disinvestment that continues to affect health, educational, and economic outcomes; and 2) another where late-20th century investment has highlighted gaps in access to affordable housing. Brandon will share housing work created in partnership with neighborhood groups, nonprofits, and local governments that is helping change this course, presenting new development strategies that prioritize equity, access, and livability in these communities.*

**4:45-6:00 PM****NETWORKING HAPPY HOUR ON-SITE**

**SPEAKER BIOS****PLENARY SESSION | MAYOR KATIE B. WILSON'S OPENING REMARKS**

**Mayor Katie B. Wilson, City of Seattle** | Katie B. Wilson is the Mayor of Seattle, taking office in January 2026. A longtime transit advocate and community organizer, Wilson co-founded the Transit Riders Union and then led the organization for over a decade, during which time she had extraordinary success building coalitions to win better transit, affordable fares, higher wages, stronger renter protections, and new progressive revenue. Wilson approaches the role of Mayor from the perspective of a coalition builder and has assembled a diverse and experienced team ready to deliver responsible, effective governance and make progress on our city's biggest challenges. She rents an apartment in Capitol Hill which she shares with her husband and young daughter.

**SESSION 1 | THE HOUSING LANDSCAPE: PUTTING POLICY INTO PRACTICE**

**Moderator: 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?" Recent projects have received accolades from the AIA Seattle Honor Awards and IIDA InAwards. Liz serves on the AIA Seattle Housing Advocacy Committee and Public Policy Board; she served on the Housing Design Forum Planning Task Force 2021-2025. Liz is also passionate about volunteering for the Friends of Hawthorne Elementary School PTA and was recently the president for several years of the Columbia City neighborhood mutual aid group, Good Friends childcare co-op. She lives in Columbia City with her husband, two daughters and their pug.

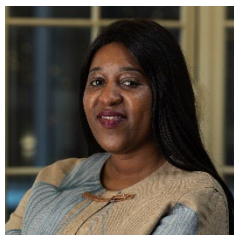


**Councilmember Eddie Lin, District 2 Seattle City Council** | Councilmember Eddie Lin brings to the council an extensive law background. He is the son of a Taiwan immigrant and mixed race couple who grew up in the South. Councilmember Lin settled in Seattle after attending law school at Seattle University. After falling in love with the area. He joined the City Attorney's Office in 2017 and has worked directly with the Office of Housing to help make unprecedented investments in rental and homeownership projects across Seattle. A Seattle Public Schools parent since 2009, he is married to a proud educator and local union leader. District 2 includes the neighborhoods of Beacon Hill, Rainier Valley, Chinatown-International District, Columbia City, Mount Baker, Yesler Terrace, and Rainier Beach.



**Gregg Colburn, Associate Professor, University of Washington, Department of Real Estate** | Gregg Colburn is the Marsha and Jay Glazer Endowed University Professor and Associate Professor in the Runstad Department of Real Estate in the College of Built Environments at the University of Washington. He publishes research on topics related to housing and homelessness and is co-author of the book, Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns. Gregg is also co-author of the recently released book, Affordable Housing in the United States. His research has been featured in leading media outlets, including The Atlantic, The New York Times, The Economist, Bloomberg, and National Public Radio. Gregg holds an M.B.A. from Northwestern University, and a M.S.W. and Ph.D. from

the University of Minnesota. Prior to academia, he worked as an investment banker and private equity professional. At the University of Washington, Gregg teaches classes in housing, urban economics, and finance. Gregg serves as co-chair of the University of Washington's Homelessness Research Initiative and is a member of the National Alliance to End Homelessness Research Council.



**Patience Malaba, Executive Director, Housing Development Consortium** | As Executive Director, Patience leads the association in a shared effort to increase access to affordable housing. She is recognized for her leadership in addressing the intersecting crises of affordable housing, racial equity, and climate change and is the 2020 Bullitt Foundation Environmental Fellowship awardee. A commitment to environmental and economic justice and her passion for an equitable society led her directly to the affordable housing sector. Patience co-chairs the Eastside Housing Roundtable, co-chairs Puget Sound Regional Council (PSRC)'s Regional TOD Advisory Committee, and serves on the PSRC Growth Management Policy Board. She serves on the board of directors of the Transportation Choices Coalition

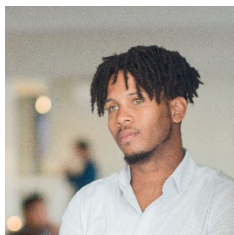
and is a member of Sound Communities. Patience holds a Master of Public Administration from Seattle University, an Organizational Leadership Certificate from George Mason University, and a BA in International Development from Lupane State University in Zimbabwe.

## SESSION 2 | PRESERVING COMMUNITY & EXPANDING HOUSING OPPORTUNITY

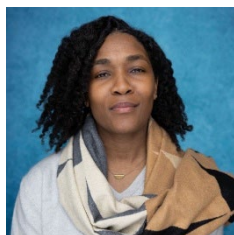


**Moderator: Rico Quirindongo AIA, Director, Office of Planning and Community Development, City of Seattle** | Rico Quirindongo, Director of Seattle's Office of Planning and Community Development, has over 30 years of experience revitalizing historic landmarks and reimagining neighborhoods in Seattle. 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.



**Dominique Remy, Co-Founder, 1DROP + Owner, Walk Your Plans** | Dominique Remy is a Tacoma area native, developer, co-founder of the 1DROP collective, and co-owner of Walk Your Plans Seattle. Blending a Gonzaga business background with 15-years in tech and education, he has delivered 150+ housing units in the last three years and won PSBJ's 40 Under 40 award, along with WSHFC's 2025 Friend of Housing award. Across his many roles, his singular mission is to democratize development - increasing representation, and community participation in developing the housing our region needs.



**Tiffany Kelly-Gray, Director of Strategic Initiatives, Byrd Barr Place** | Tiffany Kelly-Gray leads Byrd Barr Place's highest-priority work as Director of Strategic Initiatives, partnering with the CEO and executive team to move bold, community-centered strategies from vision to execution. She oversees cross-departmental initiatives spanning resource development, stakeholder engagement, advocacy, and data-driven program design grounded in Byrd Barr Place's commitment to racial and economic justice for Black Washingtonians. A dedicated changemaker, Tiffany brings extensive leadership experience in finance, banking, equity and inclusion, small business management, and UX design. She draws on her queer, Black-lived experience and small business owner lens to build structures and partnerships that

reflect the real needs of the communities she serves. Tiffany is a LISC Housing Affordability Fellowship (HAF) Fellow and serves as a board member of the Equity and Diversity Institute (EDI) and The Central Area Collaborative. Outside of work, she is happiest in the forest, beside a river, with a bourbon neat and a good book.



**Tiffani McCoy, Interim CEO, Seattle Social Housing Developer** | Tiffani McCoy currently serves as the Seattle Social Housing Developer's interim CEO. Before SSHD, Tiffani served as co-executive director of House Our Neighbors, a coalition that was instrumental in establishing SSHD through the push of two voter-approved initiatives. Before House Our Neighbors, Tiffani spent seven years at Real Change, a street paper focused on the issue of homelessness, where she was ultimately appointed advocacy director. Tiffani grew up in Oregon and lives in West Seattle with her 7-year-old daughter. She has a master's degree in women's studies and international affairs.

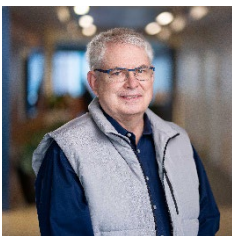
### SESSION 3 | UNLOCKING LIVABLE HOMES WITH SINGLE STAIR REGULATIONS



**Michael Eliason, Director of Design & Policy, Seattle Social Housing Developer** | Michael Eliason is the Director of Design & Policy for the Seattle Social Housing Developer. He is also an award-winning architect specializing in mass timber, social housing, Baugruppen (urban cohousing), and Passivhaus buildings. He has helped usher several legislative efforts on Point Access Blocks and other building code reforms across the US. His professional experience includes work in both the US and Germany. From 2022-2026, Michael was the director 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 author, recently publishing *Building for People: Designing Livable,*

*Climate-Friendly, Affordable Neighborhoods* (Island Press, 2024) which advocates for planning neighborhoods where public health, affordable housing, climate adaptation, and a high quality of life are prioritized.

### SESSION 4 | SCALING WITH MODERN MEANS OF CONSTRUCTION



**Marty Kooistra, Director, Starter Home Plan, Civic Commons** | Marty Kooistra directs the WA Starter Home Plan (SHP). His career has influenced policy and practice across the affordable housing continuum, encompassing all aspects of homeownership supply and demand and emphasizing building science, economic opportunity, and equity. He worked for Habitat for Humanity in several roles and locations, including global director of construction and environmental resources and VP of strategic alliances. Marty served as CEO of Habitat Seattle/South King County and as executive director of the Housing Development Consortium before accepting his current role as network weaver with Civic Commons.

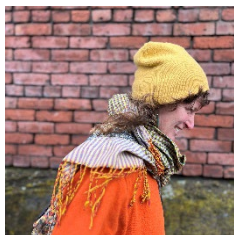
Before SHP, Marty drove launch and growth of three other regional networks—Exemplary Buildings Program, Black Home Initiative, and Seattle for Everyone. Appointments include Seattle's HALA committee and UW's West Coast Poverty Center Housing Roundtable (co-chair); honors include Emerald Cities' Equity and Environment award, WSHFC's Friend of Housing award, and a Bush Foundation fellowship at Harvard's Joint Center for Housing.

### SESSION 5 | INTENTIONAL LIVING: CASE STUDIES IN DESIGN & DELIVERY



**Moderator: Leah Martin AIA, Co-Founder, Allied8** | Leah is the co-founder of Allied8, an architecture, development and advocacy firm in Seattle. She has practiced in Seattle for 30+ years and is an active housing policy advocate, working to remove barriers in local policies so it's easier to create community based affordable housing. Her specific area of focus over the last 10 years has been developing new affordable homeownership typologies so that communities and individuals at risk of displacement can create generational wealth while 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 and is a member

of the Northwest Eco Building Guild and the AIA.



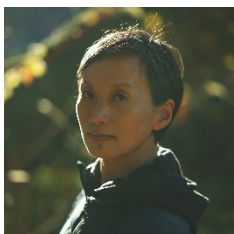
**Kelly Sommerfeld, Architect, Co-Founder, Ten Penny Studio** | Kelly Sommerfeld is the design team lead at Ten Penny Studio Design + Construction and an architectural designer with over 25 years of experience. Rooted in the belief that the built environment should nourish life, she supports residential and community-driven projects that rebuild connection between people, place, and ecological systems. Her work integrates deep technical expertise with a relational, place-based approach—prioritizing stakeholder capacity-building, cultural sustainability, and regenerative development. She helps grassroots organizations and neighbors alike bring visions into form, while nurturing systems of mutual care and self-determination.



**Megan McKay AIA, Partner, Johnston Architects** | Megan McKay, AIA, joined Johnston Architects in 2006 as a graduate student at the University of Washington and was promoted to Partner at the women-owned firm in 2017. Megan's experience includes public and private projects with a focus on shared spaces that promote engagement and interaction within communities. Megan has been instrumental in the design and project management of award-winning architecture including libraries, mixed-use developments, and single-family projects, with an emphasis on multi-family developments in the Puget Sound region.

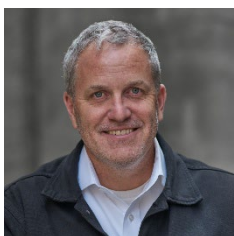


**Robert Humble, Principal, Design Director, Hybrid Architecture** | Robert is a licensed architect and founder of Hybrid with more than 30 years of experience in creating innovative housing solutions. As a vertically integrated studio, Hybrid wraps design, development and construction under one umbrella. 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.



**Yingzhao Liu, Integral Facilitator** | Yingzhao Liu is a resident of Beacon Hill Co-op and an integral facilitator, supporting groups on their journey of inner and outer transformation by shifting consciousness to deeper and deeper levels. As a mother, a professional and an artist, Ying has a practice of integrating contemplative and animist practices with today's complexity, drawing from Zen Buddhism as well as the Native American path. She also founded Original Mind creative residency, lectured at Stanford University on Designing for Well-being, and was previously a facilitator with Converge for Impact and design director for international markets at LinkedIn. She began her fascination with group magic in experiential education with Where There Be Dragons, and serves on the board of North Cascades Institute. Ying is native to mainland China and came to the U.S. at age 18—at home in liminal spaces, gathering her tribe of global citizens, artists, and quiet revolutionaries who are transforming the world in countless ways of the fractal

## **SESSION 6 | BRANDON PACE CLOSING KEYNOTE PRESENTATION, NOW & THEN**



**Brandon Pace, FAIA, Founding Partner, Sanders Pace Architects** | Brandon Pace is a founding partner of Sanders Pace Architects, started in Knoxville, Tennessee in 2002 with partner John Sanders. With work that is extensively researched and thoughtfully executed, Brandon has become a critical voice for a region and context often overlooked. In an era of increasing globalization, Brandon approaches architecture with a local mindset, identifying and expanding upon those cultural, physical, and social characteristics and circumstances that define a place and make it unique. By identifying opportunities within these constraints Brandon has established a foundation and framework for a design process that has led his projects to more than 100 local, regional, and national AIA design awards and publication in books and magazines throughout the world. Brandon holds degrees from Yale University and the University of Tennessee. He is an active critic and lecturer at colleges of architecture and design across the United States and has become a resource to other AIA

chapters across the country through invited lectures and as jury chair for multiple local and state AIA design awards programs. In recognition of his design work and contribution to the profession Brandon was elevated to the AIA College of Fellows in 2019 and named the recipient of the AIA East Tennessee Gold Medal in 2024.

### HOUSING DESIGN FORUM PLANNING TASK FORCE



**Ellen Malmon AIA, Senior Architect, Schemata Workshop** | Ellen 's commitment to creative problem solving, urban renewal and design excellence led her to join Schemata Workshop in 2023 as a Senior Architect. She is currently working on a wide range of projects including affordable housing, parks and recreation design and community redevelopment. She is currently project manager for the largest neighborhood development endeavored by Habitat for Humanity, the 17-acre, 136-unit Mason Street Neighborhood. 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. Out of the office, she is a print artist, knitter, and bicycle commuter.



**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.



**Rico Quirindongo AIA, Director, Office of Planning and Community Development, City of Seattle** | Rico Quirindongo 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.



**Tom Lawrence FAIA, 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.