Southern California Association of Governments

# 5th Annual Regional Housing Summit

## Housing Outside of the Box

# Biographical Information on the Speakers

SOUTHERN CALIFORNIA **ASSOCIATION of GOVERNMENTS**

SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS 40 YEARS Resolving Regional Challenges 1965 2005

April 21, 2005

**Hon. Ron Roberts**
***President, Southern California Association of Governments***
***Mayor Pro Tem, City of Temecula***

Ron Roberts is the Mayor Pro Tem of the City of Temecula, California. He has served on the City Council since 1992, and he previously served as Mayor and Mayor Pro Tem from 1993-2002. He has served in various capacities on the Southern California Association of Governments Regional Council, including its Executive Committee, Maglev Task Force, 91 Express Lanes Advisory Committee and Administration Committee. He also previously chaired SCAG s Transportation and Communications Policy Committee.

Roberts is currently a member of the League of California Cities Public Safety Committee, Executive Committee (Riverside Division), and Transportation and Communications Committee. Roberts also serves on the Riverside County Transportation Commission, Southern California Regional Rail Authority (SCRRA/Metrolink) and South Coast Air Quality Management District s Mobile Source Air Pollution Reduction Review Committee.

Ron Roberts has established his key objectives to innovate methods of growth and encourage business development. He would like to streamline government regulations for business and speed up city processing time whenever possible.

Roberts is a retired California Highway Patrol Sergeant and received an Associate of Arts from Mt. San Antonio College.

**Hon. Deborah Robertson**
***Councilmember, City of Rialto***

Deborah Robertson was elected to the Rialto City Council in 2000. She serves as a representative to the League of California Cities Transportation, Communications and Public Works Committee and SCAG s Community, Economic and Human Development Committee. She also serves on the governing board of the San Bernardino Associated Governments in addition to serving as a member of the Budget Oversight, Redevelopment and Citizens Advisory Council for the City of Rialto.

Councilwoman Robertson has also served as the Division Chief of External Affairs for Caltrans District 7, which covers Los Angeles and Ventura counties. The division provides services in the areas of Media Relations/Public Affairs, Legislative and Government Affairs, Equal Opportunity, Graphic Services, and Executive Office Support. Prior to this position, Robertson was the Chief of Certifications for the Department s Business Enterprise Program. In addition, she was the District Human Relations Branch Chief as well as the Branch Chief of Public and Governmental Affairs in District 8 from 1990 to 1995. Robertson s professional service also includes the title of Special Assistant to the Director for the Port of Los Angeles, Business Representative for Service Employees International Union, and Program Director for San Diego Youth Involvement Project.

Councilwoman Robertson received her B.A. from the University of California at San Diego and her M.A. from the City University of New York. She is also a graduate of the National Urban Fellows program. She currently resides in Rialto.

**Hon. Paul Nowatka**
***Councilmember, City of Torrance***

Paul Nowatka has served as a Councilmember of the City of Torrance since 2000. He previously served the city in the capacity of Mayor, beginning in 1996 and again in 1999. He is the Chair of the Citizen Development and Enrichment Committee, and he is also a member of the Community Planning and Design Committee. For SCAG, Councilmember Nowatka is a member of the Community, Economic and Human Development Committee and is a member of the Housing Summit Subcommittee.

Nowatka has been a delegate to the Private Industry Council Policy Board and has acted as the Chair of the Armed Forces Ad Hoc Committee. In addition, he has worked in the capacity of liaison for Arts in Public Places. During 1995-1999, he served as Commissioner for Torrance Community Services. His public service also includes membership in the Educational Council of Torrance, the Torrance Coordinating Council, and the Torrance Historical Society, and on the Advisory Board for the Salvation Army.

Paul Nowatka is a retired Lieutenant of the Torrance Police Department, where he served honorably for 33 years.

**Hon. Mary Ann Lutz**
***Councilmember, City of Monrovia***

Mary Ann Lutz was elected to the Monrovia City Council in March of 2003. Her fifteen years of community involvements include Chairperson of Monrovia Community Services Commission and Monrovia Fire Safe Council; president of Monrovia Day Association, Past President of the Monrovia Rotary Club, Community Media of the Foothills (KGEM) and member of the Wilderness Preserve Steering Committee, Community Committee to conduct interviews for Police Chief Position, Monrovia Skate Park and Youth Center Committee, Monrovia Parks Master Plan Committee and Committee for Yes on A & B (Hillside Bond Election).

Lutz is a member of SCAG's Community, Economic and Human Development Committee. In addition, she has served on the Los Angeles Waste Management Task Force and was recently appointed by Governor Schwarzenegger to the LA Regional Water Quality Control Board. Lutz is a business owner in Monrovia and a leader in business organizations such as the Monrovia Chamber of Commerce, Government Affairs and Ambassador Committees, immediate Past President (3 terms) of the American Association of Electronic Reporters and Transcribers (AAERT), past board member of the Monrovia Old Town Merchants Association and member of the Business Development Committee, Vision 2000 and 2005 Committees.

Lutz has received numerous community awards including the Chamber of Commerce Dick Lord Award - Business Person of the Year (1994), Sam Walton Business Leader Award (1997), Iris Award - Citizen of the Year (2001), Business Life's Women Business Leader of the Year (2001), and Women of the Year by State Senator Bob Margett, 29th District (2005).

**Hon. Kathryn McCullough**
***Councilmember, City of Lake Forest***

Kathryn McCullough was elected to the Lake Forest City Council in 1994 and is no stranger to Lake Forest or the Saddleback Valley. As the founding Director of Adopt-A-Neighbor Program in Mission Viejo, Minister of the Mission Church in Lake Forest and a founding member of the Lake Forest Lions Club, she is known by many for her community involvement. Of the many honors Council Member McCullough has received, she feels being elected to serve the residents of Lake Forest to be one of the greatest. She is a member of SCAG s Community, Economic and Human Development Committee.

McCullough has been quite active this year as a member of the Governor s Roundtable for Welfare Reform. In addition to her duties for the Governor s office, she is a representative to the League of California Cities State Welfare Reform Task Force. Kathryn is the City s representative to the Orange County Public Library Advisory Board and the Vice Chair of the Library Legislative Subcommittee.

Additionally, she is designated to the Growth Management Area 9 Interjurisdictional Planning Forum (GMA9), the City Council liaison for local traffic related matters and was elected to the State League of California Cities Board of Directors. She was reappointed to the Southern California Association Governments (SCAG) Community, Economic & Human Development Committee and selected for the Livable Communities Subcommittee. Also she is on the League of California Cities Smart Growth Committee. She is also affiliated with LULAC and the Ladies Veterans of Foreign War auxiliary.

**Mark A. Pisano**
***Executive Director, Southern California Association of Governments***

Mark Pisano directs the activities of the Southern California Association of Governments (SCAG), the nation s largest regional planning agency. The counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura, and cities within these counties, are members of the Association. The purpose of this voluntary association of local governments is to provide an open forum where region-wide problems can be explored and comprehensive plans dealing with air and water quality, transportation, regional growth and development, housing, and other areas critical to the region can be developed.

Prior to joining SCAG in November 1976, Pisano was director of the Environmental Protection Agency s Water Quality Planning Division. For several years, Pisano was responsible for developing policy on implementation of the nation s water quality management process, including basin and facility planning and wastewater management programs. He previously served as an economist with the Environmental Protection Agency.

A Ph.D. candidate at Georgetown University, Pisano was a lecturer there during the summers of 1970 and 1971. He is also the author of numerous papers, speeches, and articles on such subjects as economics, growth, transportation, water quality, and governance.

**Richard J. Lambros**
***Chief Executive Officer, Building Industry Association of Southern California***

Richard Lambros is the Chief Executive Officer of the Building Industry Association of Southern California (BIA/SC), a non-profit trade association representing more than 1,850 member companies involved in all aspects of the building industry in the six-county Southern California region.

Lambros is responsible for the day-to-day management of the sixth largest local homebuilding trade association in the nation and the largest local association in the state. He works with BIA/SC s Board of Directors, seven chapters and thirteen councils to craft and implement strategies that will grow the size and strength of the association, provide valuable member services, advance industry causes and create a pro-housing climate that is conducive to sustained housing growth in Southern California.

Upon his arrival at BIA/SC in 1999, Lambros spearheaded a top-down analysis of the entire association that resulted in a comprehensive plan to improve its overall effectiveness and efficiency. From a total restructuring of the bylaws to improving office technology, reorganizing the membership dues structure, reinvigorating the government affairs program and maximizing the fiscal impact of its Political Action Committee, Lambros has utilized his wealth of political, business and association management experience to help BIA/SC reestablish itself as the leading regional voice for the homebuilding industry.

Prior to assuming his statewide political duties, Lambros spent over 10 years representing the interests and efforts of the housing industry. He served as the Vice President and Director of Public Affairs for the Apartment Association of Orange County (AAOC) and as Director of Governmental Relations for the Rancho Los Cerritos Association of REALTORS. His years of service and contributions to the housing industry resulted in his earning special recognition in 1996 as the Alliance of Real Estate Associations Legislative Advocate of the Year.

A second-generation California native, Lambros was born in Los Angeles and raised in Downey, California. A graduate of Downey High School, Lambros attended USC where he earned a Bachelor of Arts degree in Political Science.

**Robert Kleinhenz**
***Deputy Chief Economist, California Association of Realtors***

Robert Kleinhenz is the Deputy Chief Economic for the California Association of Realtors¤ (C.A.R.), a statewide trade organization of real estate professionals with more than 150,000 members.

Dr. Kleinhenz manages C.A.R. s research and economics department, which gathers and publishes information on the California housing market, and conducts survey research of consumers and C.A.R. members.

Dr. Kleinhenz has a Bachelor s degree from the University of Michigan, a Master s degree and a Doctorate from the University of Southern California, all in Economics. Prior to working at C.A.R, he taught Economics for over 15 years, most recently at California State University, Fullerton. He has spoken to local, state, and national audiences and is a frequent contributor to media coverage on the housing market and economy.

**Mark Buckland**
***President and Co-Founder of the Olson Company***

Mark Buckland is the President and Co-Founder of the Olson Company. He has had more than twenty years of experience in real estate, principally in the development of affordable housing.

Prior to co-founding the Olson Company, Buckland was the Development Manager for the Bixby Ranch Company where he was responsible for projects in apartment, office, and retail. He also served as Project Manager for the Office of Planning at the University of California at Irvine, where he focused on the development of the master plan, housing elements, and other campus projects. Buckland received his B.A. from the University of California at Irvine and his M.A. from Stanford University.

**Joan Ling**
***Executive Director, Community Corporation of Santa Monica***

Joan Ling has served as Executive Director of the Community Corporation of Santa Monica since 1991. In that capacity, she oversees all aspects of operating an affordable housing development and property management company. During her tenure, the company grew from 300 to 1,200 units (with another 300 units in construction or pre-development) and from controlling $20 million to $200 million of real estate assets.

Ling worked in the private and public sector prior to finding her niche in the not-for-profit sector where operating effectiveness can co-exist with social equity. She was associated with The Planning Group preparing community plans and with Kotin, Regan & Mouchly analyzing market and financial feasibility for large real estate development projects. Ling also worked at the Los Angeles County Community Development Commission and oversaw at various times housing production and rehabilitation, economic development and redevelopment. Ling is a Phi Beta Kappa graduate of Chatham College in Pennsylvania. She earned her M.A. degree at the UCLA School of Architecture and Urban Planning where she was a Graduate Advancement Fellow. Recently, she was honored by the Fannie Mae Foundation as one of six national James A. Johnson Fellows.

**John Fregonese**
***Principal, Fregonese-Calthorpe Associates***

John Fregonese has been a planner for 25 years and started at Fregonese-Calthorpe Associates in 1997, a full-service firm specializing in comprehensive planning, GIS analysis, land-use ordinances, implementation strategies, and public involvement programs and materials. Fregonese s firm was instrumental in SCAG s recent efforts to undertake Southern California Compass, a comprehensive, nationally renowned growth visioning initiative for Southern California. The firm s planning projects include: regional vision projects in Austin, Salt Lake City, Nashville, and Chicago.; countywide coordination plans in California and Oregon; city comprehensive plans and development ordinances; and neighborhood downtown plans in Oregon, Wyoming, Utah, California, and Texas.

Fregonese has done extensive planning work for the city of Portland, Oregon. For five years, he served as the planning director for Metro, the regional government, where he worked on the Metro 2040 Growth Concept, a project to ensure the efficient use of land, preserve green and natural areas, and develop a connection between transportation and land use decisions. This project has garnered multiple national rewards and forms the foundation for required land use and transportation planning in the Portland Metro region.

**Neal Richman**
***Assistant Director, UCLA Advanced Policy Institute***

Neal Richman is the Assistant Director of the UCLA Advanced Policy Institute, where he teaches courses in community development with an emphasis on housing. He has twenty years of experience in affordable housing in management and development. In partnership with the Southern California Association of Governments, Richman has been conducting training programs for government officials and representatives of private industry on how new technologies will reshape urban development and finance.

Dr. Richman has consulted on community development and neighborhood revitalization both domestically and internationally and has contributed to the production of more than a thousand affordable housing units in the Southern California region. He has lectured and published widely on the topic of community development, and he overseas the Advanced Policy Institute s Community Information Technology Center. His housing development projects have won awards from the National Endowment for the Arts, Progressive Architecture Magazine, and the U.S. State Department for the U.N. International Year of Shelter for the Homeless.

Dr. Richman is the Director of Neighborhood Knowledge of Los Angeles, which provides access to a searchable database on property tax delinquencies, code violations, and other city and county data. He is responsible for the first online tool for neighborhood asset mapping, I AM LA.

Dr. Richman earned his Ph. D from the Department of Development and Planning at the University of Aalborg, Denmark and his M.A. from UCLA.

**Randall W. Lewis**
***Executive Vice President/Marketing Director, Lewis Operating Corporation***

Randall Lewis is Executive Vice President/Marketing Director for Lewis Operating Corporation, where he oversees the sales and marketing operations of the Company. Lewis is a long-time member of the Urban Land Institute (ULI) as well as a Governor of the ULI Foundation. Randall serves on several executive boards including the USC School of Policy, Planning and Development and the UCLA School of Public Policy and Social Research. He is recognized as an expert in the real estate industry and frequently quoted in various newspapers, magazines and trade journals. Randall has more than 30 years of experience in the real estate industry.

Lewis has been President of the Inland Empire Arts Foundation, Secretary of the Los Angeles County Citizens Planning Council, director of the HomeBuilder's Council, and national director of the National Association of HomeBuilders. Lewis has been named the Builder of the Year by the Baldy View Chapter of the B.I.A., and was the recipient of the Sales and Marketing Council's MAME Awards Marketing Person of the Year. Lewis received his B.A. from Claremont McKenna College.

**Hon. Bill Fulton**
***Councilmember, City of Ventura***

Bill Fulton was elected to the Ventura City Council in 2003, culminating many years of professional experience and community involvement in local government affairs. In his professional life, Fulton is a well-known author and urban planning analyst. He is president of Solimar Research Group, a research and publishing firm based in Ventura. He is also the author of four books, including "The Reluctant Metropolis: The Politics of Urban Growth in Los Angeles", which was a Los Angeles Times best-seller, and "Guide to California Planning," the standard textbook on urban planning used in college courses throughout the state.

Fulton is frequently quoted on urban planning topics by newspapers and radio and television shows around the nation. He has also taught urban planning at Cal Poly Pomona, USC and UCSB. As a civic activist, Fulton served as the chair of the citizen committee that produced Ventura's "Seize The Future" community vision, and chair of the City's Library Advisory Commission, helping to oversee construction of the new Avenue Library and renovation of E.P. Foster Library.

Fulton and his family have lived in Ventura since 1987. Fulton grew up in Upstate New York and went to St. Bonaventure University, making him (at least as far as he knows) the only graduate of St. Bonaventure who lives in San Buenaventura. He also did graduate work in journalism at The American University in Washington, D.C., and in urban planning at UCLA.

**Hon. Victor Carrillo**
***Imperial County Supervisor***

Supervisor Victor Carrillo has served Imperial County for a decade in elected office, having served as a Mayor of Calexico from 1996-1997 and 2001-2002 as well as member of Calexico s City Council from 1996-2002. He is currently a member of Southern California Association of Governments Regional Council and San Diego Association of Governments, representing his county.

Supervisor Carrillo has dedicated his life to education and his community. He served as a special consultant to San Diego State University Foundation from 1998-2004, teach at Calexico High School from 1998-2003 and educator/administrator to Vincent Memorial High School from 1980-2000.

Supervisor Carrillo received Masters in Leadership & Administration and Bachelor s degree in Social Science from San Diego State University.

**Hon. Ron Loveridge**
***Mayor, City of Riverside***

Ron Loveridge has served as a Councilmember of the City of Riverside for fourteen years. He is currently Mayor of the City, first elected in 1994, then reelected in the years 1997 and 2001. Mayor Loveridge has served on the SCAG Regional Council since 1995, and he is currently a member of the Community, Economic and Human Development Committee. He also chairs SCAG s Benchmarks Task Force, which is responsible for developing SCAG s annual State of the Region Report. He currently serves as Past President for the League of California Cities.

For four years, he acted as Chair of the City s Environmental Protection Commission, and he also served on the Executive Committee of Western Riverside Council of Governments in that capacity. Loveridge was honored for his leadership in protecting public health by the American Lung Association in 1996 and again the following year by the American Planning Association.

Mayor Loveridge received his Ph. D from Stanford University and has taught political science at University of California at Riverside since 1965. He has authored many articles on politics and is married with two daughters.

**Richard Lyon**
***Senior Legislative Advocate, California Building Industry Association***

Richard Lyon is the Senior Legislative Advocate for the California Building Industry Association (CBIA) in Sacramento. He has been with the organization for 17 years. CBIA is the voice of California s homebuilding industry in Sacramento, representing 23 BIAs throughout the state with a membership that includes nearly 6,000 homebuilders and related businesses. Lyon is responsible for the land use, housing, infrastructure, school facility and local government finance issues impacting the industry.

In his capacity, Lyon negotiated a major statewide water compromise in the mid-90 s with agricultural and environmental interests over growth and water issues (SB 905), represented the building industry on all major state-level CEQA-related issues, and played a key role on behalf of the building industry in the creation of the California Infrastructure and Economic Development Bank. He was a key negotiator and architect of the SB 50, School Facilities Financing Act of 1998 and has represented the building industry on all major statewide school bond campaigns since 1987.

Lyon has served on numerous statewide commissions and projects representing the homebuilding industry. Prior to CBIA, Lyon represented county governments before the State Legislature and spent years in a family business building custom homes in the Sacramento area. He holds a Bachelors Degree in Journalism from California State University Sacramento and holds a Juris Doctor degree. He has two grown children and one grandchild.

**John Landis**
***Professor, University of California, Berkeley***

John Landis is Professor of City and Regional Planning at the University of California, Berkeley, where he teaches courses in planning history, housing, project development, land use planning, and computer mapping. Prof. Landis has published more than two-dozen book chapters and articles in such journals as *Access*, *Urban Studies*, *Environment and Planning*, and *Mortgage Banking*. His article, "Imagining Land Use Futures," won the 1995 award for best feature article in the Journal of the American Planning Association.

Prof. Landis' recent research has focused on a wide variety of housing and growth policy issues, including affordable housing, the environmental impacts of urban growth, the extent and causes of urban sprawl, and earthquake recovery. Together with several generations of graduate students, Landis designed and developed the California Urban Futures family of urban simulation models.

**Lucette Dunn**
***Director, State Department of Housing and Community Development***

Lucetta Dunn was appointed as director of the Department of Housing and Community Development by Governor Arnold Schwarzenegger. The Department of Housing and Community Development is California's principal housing agency and operates under the aegis of the Business, Transportation and Housing Agency. The Department administers housing finance, rehabilitation, and community development programs; oversees the state's housing planning and code-setting processes, and regulates manufactured housing and mobile home parks.

Dunn has been affiliated with the Koll Company and Koll Real Estate Group since 1992. She most recently served as executive vice-president of development for Hearthside Homes since 1998. In this capacity, Dunn was the executive manager of the Bolsa Chica residential development and wetlands restoration project where she negotiated with a number of local, state and federal agencies the precedent-setting sale of 900 acres of wetlands for restoration. She was previously senior vice-president in charge of development for the southern California division of the Koll Company. Dunn was senior vice-president, general counsel, and a member of the board at Signal Landmark from 1987 to 1990. She was an attorney in private practice from 1981 to 1987. A founding member of the Bolsa Chica Conservancy, Dunn also participates in a number of public policy task forces including the Orange County Privatization Task Force and the El Toro Reuse Plan. She is vice-president of the California Building Industry Association, a director of the National Association of Home Builders, a member of the Urban Land Institute, and was a founding member of the Foundation for Economic and Environmental Progress, among others.

Dunn, 51, earned her bachelor's degree in political science from California State University, Fullerton and her Juris Doctorate from Western State University, College of Law. She is a member of the California State Bar and admitted to practice before the U.S. Supreme Court and Federal District Courts of Appeal. Dunn is a resident of Coto de Caza in Orange County, CA and a registered Republican.