

Wednesday, May 21, 2008

MISSION INN, RIVERSIDE

3649 Mission Inn Ave., Riverside, CA 92501

## 8<sup>TH</sup> ANNUAL REGIONAL HOUSING SUMMIT

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



## THE REALITY OF HOUSING MARKET UNCERTAINTY:

## NAVIGATING THE COURSE



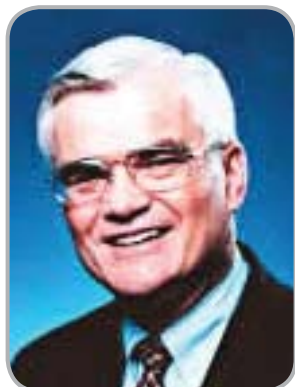


# 8<sup>TH</sup> ANNUAL REGIONAL HOUSING SUMMIT THE REALITY OF HOUSING MARKET UNCERTAINTY:

## NAVIGATING THE COURSE



## SPEAKER PROFILES



### Hon. Ron Loveridge

*Mayor  
City of Riverside*

Ron Loveridge has served as a Councilmember of the City of Riverside for eighteen years. He is currently Mayor of the City, first elected in 1994 and then reelected in subsequent years. For four years he acted as Chair of the City's Environmental Protection Commission, and he also served on the Executive Committee of the 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.

In addition to his membership in the Southern California Association of Governments, Loveridge has been active in the Governing Board since 1995, representing the cities of Riverside County. He is a Past President for the League of California Cities, and he is currently Second Vice President of the National League of Cities. He also serves on the Governing Boards of the South Coast Air Quality Management District and the California Air Resources Board.

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.

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### SPEAKER PROFILES



#### **Hasan Ikhata**

*Executive Director*

*Southern California Association of Governments*

Hasan Ikhata is the Executive Director of the Southern California Association of Governments (SCAG), Southern California's Metropolitan Planning Organization. Hasan has more than 22 years of experience in the arena of Transportation Planning in the Southern California region in both the private and public sector.

Prior to joining SCAG in 1994, Hasan worked for the Los Angeles County Metropolitan Transportation Authority (MTA) for four years. While there, he developed a comprehensive Transportation Control Measure/Transportation Demand Management program for the MTA and eighty-eight cities in the County. While at the MTA, he also developed multi-modal performance measures for use in updates to the MTA Long-Term Capital Plan.

Hasan worked for the South Coast Air Quality Management District (SCAQMD) for two years as a senior staff person responsible for managing transportation as well as air quality-related projects. He headed the evaluation of various components of Regulation XV, the nation's first mandatory employer-based trip reduction program designed to reduce commute-related automobile travel.

Hasan held a Research Assistant position for six years with the University of Southern California (USC) and University of California, Los Angeles (UCLA). While there his research included work in three diverse areas: land use and transportation planning; harnessing the energy of tidal waves; and file foundations under dynamic loads.

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### SPEAKER PROFILES



#### **Hon. Kathryn McCullough**

*Council Member*

*City of Lake Forest*

*Chair of Housing Summit Steering Committee*

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.

Council Member 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, a member of the Senior Citizen Advisory Board for the County of Orange 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 of 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.

Kathryn is a 34-year resident of Lake Forest, mother of five and married to Reverend Christopher McCullough, a retired Master Sergeant in the United States Marine Corps. They have resided in Lake Forest since 1972.

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### SPEAKER PROFILES



#### **Hon. Jon Edney**

*Mayor*

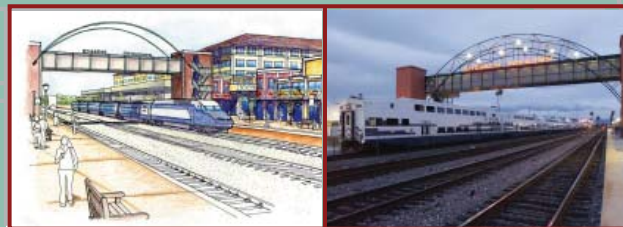
*City of El Centro*

*Chair of Community, Economic & Human Development Committee*

El Centro City Mayor Jon Edney is a member of SCAG's Regional Council, where he serves as Chair of the Community, Economic & Human Development (CEHD) Committee and Chair of the Southwest Alliance Task Force. He also serves on the Goods Movement Task Force, and Administration Committee. Edney has been active in the El Centro community for many years. He served as a Trustee for the El Centro Elementary School District from October 1998 through November 2003, including two terms as president. He also served as Imperial County Grand Jury foreman in 1992 – 1993. Councilmember Edney is president and owner of Imperial Valley Real Estate Services Inc., the Valley's largest property management company, managing real property assets in excess of fifty million dollars. Edney served as president of the Imperial Valley Board of Realtors in 2003, as well as served three years as state director of the California Association of Realtors.

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### SPEAKER PROFILES



#### **Lynn L. Jacobs**

*Director*

*California Department of Housing & Community Development*

Lynn L. Jacobs was appointed by Governor Arnold Schwarzenegger to serve as the Director of the California Department of Housing and Community Development (HCD) that operates under the aegis of the Business, Transportation and Housing Agency in Sacramento effective April 2006.

Director Jacobs' position includes oversight for administering the state's housing finance, rehabilitation, and community development programs; oversight of the state's housing policy, planning and code-setting processes; and regulating manufactured housing and mobile-home parks. The Director leads the administration of \$2.1 billion in Proposition 46 and \$2.85 billion in Proposition 1C bond funds for affordable housing. Since January 2004, \$1.6 billion has been awarded and has incentivized or created more than 100,000 affordable homes and shelter spaces for Californians.

Before accepting the Governor's appointment, Lynn was the founder and President of Ventura Affordable Homes, which develops single-family homes for first-time homebuyers under various affordable housing programs. She developed homes for more than 20 years, building more than 400 homes in Ventura and Santa Barbara counties alone.

Lynn was awarded a certificate of completion for the Senior Executives in State and Local Government Program from Harvard University's Kennedy School of Government, Executive Education in June 2007.

Before starting Ventura Affordable Homes, Lynn founded and served as President of Affordable Communities in Ventura County. She previously served as President of the Building Industry Association/Southern California Greater Los Angeles/Ventura Chapter in 2000 and was on the Board of Directors for the California Building Industry Association. Lynn has written numerous articles for publications and received many awards including the National Building Innovations in Affordable Housing Award in 1997.

She remains very involved in the community as a member of the Benefactors of Community Memorial Hospital, a member of Soroptimist International of Ventura, and the Assistance League of Ventura County. She served as Planning Commissioner and as a member of the Design Review Committee of the City of Ventura.

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### SPEAKER PROFILES



#### **Joseph Carreras**

*Program Manager*

*Housing and Community Planning*

*Southern California Association of Governments*

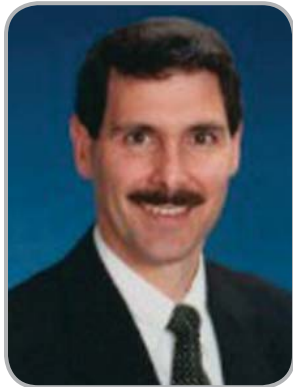
Joseph Carreras is a policy analyst and researcher for the Southern California Association of Governments (SCAG). He is a specialist in housing and strategic growth programs and is responsible for the development and implementation of the California Blueprint grant, the Regional Housing Needs Assessment (RHNA) and web-based initiatives such as CA LOTS. His program focus is to develop consensus-based solutions for determining fair share housing needs and envisioning future growth. Mr. Carreras has more than 25 years of experience in housing and community development planning, program administration and consulting. This includes positions with HUD, manager of a local housing program, housing consultant, service on a local housing commission and founder of a non-profit development corporation.

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### SPEAKER PROFILES



#### **Robert A. Kleinhenz, Ph.D.**

*Deputy Chief Economist  
California Association of Realtors*

Robert Kleinhenz is the Deputy Chief Economist for the California Association of REALTORS®, a statewide trade organization of real estate professionals with nearly 200,000 members. Robert 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 more than 15 years, most recently at California State University, Fullerton. He has addressed local, state and national audiences and is a frequent contributor to media coverage on the housing market and economy.

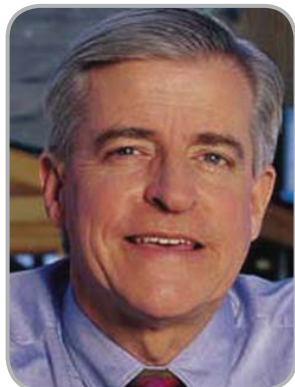
Robert is married and is the proud father of a 12-year-old and 9-year-old twins, all boys.

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### SPEAKER PROFILES



#### **Hunter L. Johnson**

*President and Chief Executive Officer  
LINC Housing Corporation*

Hunter Johnson, President and CEO of LINC Housing, has more than 30 years experience in development, affordable housing, and structuring public/private partnerships. During his career, he has had a hand in developing more than 15,000 units throughout California. Hunter has led the 23-year-old non-profit in its growth from 1,045 to more than 6,000 affordable units across the state serving diverse limited-income residents including seniors, families, farm workers and special needs households in both rural and urban settings. LINC's assets have a market value of more than \$1 billion and total annual revenues are almost \$32 million.

Prior to joining LINC, Hunter was Director of Development for American Development Consultants in Palm Springs, a firm specializing in facilitating development projects for non-profit and for-profit housing sponsors, cities, redevelopment agencies and Indian Tribes. Previously, Hunter served as Executive Director of the Emeryville Redevelopment Agency, where residential development included the financing and adaptive reuse of 80 units of affordable live-work space for artists. As Chief of Rehabilitation for the San Francisco Redevelopment Agency, he was responsible for rehabbing an average of 400 units each year, balancing the development mix to promote an economically balanced neighborhood.

Hunter's education includes a Bachelor's Degree in Urban Sociology from the University of Tulsa and a graduate degree in Architecture from UC Berkeley. He has been an invited speaker at the Urban Land Institute, NAHRO, the California Redevelopment Association, the American Planning Association and the National Association of Home Builders. Hunter currently serves on the Board of Directors for the Housing Partnership Network, Housing Partnership Securities, the California Housing Consortium and the National Housing Conference. He has served as Chairman of the Palm Springs Art Commission, as a Board Member of the Riverside Arts Commission and Scoutmaster for his sons' Boy Scout Troop.

In April of 2001, Hunter completed the year-long Bank of America Leadership Academy, a prestigious program conducted by the Development Training Institute, where he learned and shared best practices in our field in four seven-day workshops. In April of 2003, Hunter was chosen as one of 18 U.S. housing representatives to participate in the Housing Partnership Network's European Housing Exchange where they met with housing leaders in The Netherlands and United Kingdom. He currently is participating in the 18-month Achieving Excellence program sponsored by Neighbor Works at Harvard University.

Hunter is married to Jennifer Johnson, an artist, designer, and place-maker whose work is represented in public and private collections around the world. They have three children.

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### SPEAKER PROFILES



#### **Lucy Dunn**

*President and Chief Executive Officer  
Orange County Business Council*

Lucy Dunn is president and CEO of the Orange County Business Council, where she leads a dynamic organization of business members, working with academia and government, to assure the county's economic prosperity and high quality of life. In her first year at OCBC, she helped lead the business community in a major successful campaign to Renew Measure M—a local sales tax measure—funding \$12 billion for Orange County's next 30 years of transportation improvements.

Before joining the Business Council, Lucy was appointed by Governor Arnold Schwarzenegger and confirmed by the California State Senate in 2004 to serve as Director of the California Department of Housing and Community Development. During her tenure, the Department awarded over \$1.1 billion in funding which helped create or incentivize almost 48,000 housing units and shelter spaces in California.

Lucy received the California State Legislature "Woman of the Year 1997 Award" for her civic involvement, influence and participation in public policy task forces. In 2001, she served as the first woman president in the 80-year history of the Building Industry Association of Southern California and was slated to be president of the state-wide California Building Industry Association when Governor Schwarzenegger appointed her to his team.

The Orange County Business Journal honored her with its 2006 "Women in Business" award, which recognized five out of 150 nominees for distinguished careers in business. In 2007, she received the prestigious "Vision and Visionaries" Award from her alma mater, Cal-State University, Fullerton. And in 2008, Red County Magazine named her No. 3 of "The OC's Top 40 Politicos."

Lucy also is an attorney admitted to practice before the California State Bar, the federal bar and the U.S. Supreme Court. She is a director of a number of non-profit organizations including Catholic Charities of Orange County, Lennar Charitable Housing Foundation and the Bolsa Chica Conservancy.

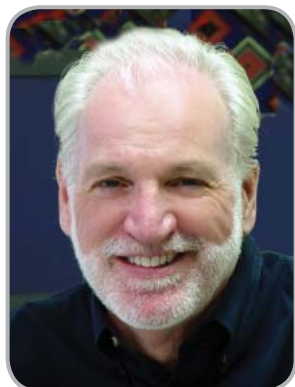
She is the mother of two adult sons who reside in San Francisco, one of whom is an San Francisco Deputy Sheriff and the other an account manager for a marketing firm.

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### SPEAKER PROFILES



#### **John F. Mealey**

*Executive Director*

*Coachella Valley Housing Coalition*

As founding Executive Director of the Coachella Valley Housing Coalition (CVHC), Mr. Mealey has directed CVHC from its humble start 25 years ago to one of the most successful non-profit housing developers in California. As CVHC's first employee, Mr. Mealey secured the original \$10,000 seed money grant from The Aetna Foundation that helped spark the development of more than 3,000 homes and apartments for low and very low-income households, valued today at approximately \$500 million. Mr. Mealey, CVHC's sole employee for several years, now oversees an accomplished and dedicated staff of 50. A hands-on leader, he has worked closely with staff not only to provide housing, but also to create a diverse community services program for those living in CVHC housing. His duties extend to his service on the Board of Directors, where his primary responsibility is ensuring organizational goals and objectives are met.

Mr. Mealey has received a number of local and national awards, among them a 2003 and 2004 "Ferocious Community Activism" Tiger Award from the California Reinvestment Committee and a "Champions for Justice" Award from the Fair Housing Council of Riverside County. Additionally, he was named by The Desert Sun, the local paper of record, as one of the 75 people who have had the most impact on the Coachella Valley. Mr. Mealey was awarded the prestigious 2007 Fannie Mae Foundation James A. Johnson Community Fellowship, a prestigious accolade that recognizes and rewards individual dedication and contribution to the affordable housing and community development fields.

Under Mr. Mealey's leadership, CVHC also has been the recipient of numerous prestigious awards and recognition, including a Hope Award from the National Association of REALTORS, a Fannie Mae Maxwell Award of Excellence and three finalist awards. The organization also has received national media attention, including a recent high-profile series on National Public Radio and coverage in the New York Times, Los Angeles Times, and National Catholic Reporter.

CVHC is currently building communities across several counties in Southern California, but Mr. Mealey's dreams for the organization do not stop at the border. In June 2004, Mr. Mealey joined the U.S. Secretary of Housing and Urban Development and Mexico's Secretary of Housing for a housing roundtable discussion held in Guadalajara, Mexico. Mr. Mealey also was invited to participate in the 2nd International Housing Conference of the Americas, held in Mexico City, in November 2004. Mr. Mealey has received numerous letters of support for his efforts in Mexico including a letter from the Secretary of Social Services for the State of Baja California, Mexico.

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### SPEAKER PROFILES



#### **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 over 2,200 member companies involved in all aspects of the building industry in the six-county Los Angeles metropolitan area. The 38,000-square-mile region is home to over 16 million residents.

Richard is responsible for the day-to-day management of the sixth largest local home building trade association in the nation and the largest local association in the state. He works with BIA/SC's Board of Directors, six chapters and twelve 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. At BIA/SC, Richard has utilized his wealth of political, business and association management experience to help the association reestablish itself as the leading regional voice for the home building industry.

After nearly winning an election in 1996 to represent California's 56th Assembly District, Richard served a two-year term as Executive Director for the California Republican Party, where he managed the administrative and political activities for the largest state Republican Party in the nation.

Prior to his political post, Richard 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 earned him special recognition in 1996 as the Alliance of Real Estate Association's "Legislative Advocate of the Year."

A second-generation California native, Richard was born in Los Angeles and raised in Downey, California. He attended the University of Southern California, where he earned a Bachelor of Arts degree in Political Science. Richard is married and lives with his wife, Colleen, and four children in Fullerton.

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### SPEAKER PROFILES



#### **Hon. Deborah Robertson**

*Councilmember*

*City of Rialto*

*Member of Community, Economic & Human Development Committee*

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. 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 also has served as the Division Chief of External Affairs for Caltrans District 7, which covers Los Angeles and Ventura counties. Previously, she was the Chief of Certifications for Caltrans' 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 Caltrans District 8. Robertson was also Special Assistant to the Director for the Port of Los Angeles, Business Representative for Service Employees International Union, and Program Director for the San Diego Youth Involvement Project.

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### SPEAKER PROFILES



#### **Hon. William Fulton**

*Deputy Mayor*

*City of Ventura*

*President, CEO, Solimar Research Group*

Journalist, urban planner, researcher, pundit, and best-selling author – and now a practicing elected official – William Fulton has played a key role in re-shaping the way urban and metropolitan growth issues are debated in the post-suburban era.

Mr. Fulton is President and CEO of Solimar Research Group, a California-based public policy research firm and a Senior Scholar at the School of Policy, Planning, and Development at the University of Southern California. He is the author of three books considered classics in their field. *The Reluctant Metropolis: The Politics of Urban Growth in Los Angeles*, an L.A. Times best-seller, uses novelistic storytelling techniques to trace the way a leading metropolis grew and developed. *The Regional City: Planning for the End of Sprawl*, co-authored with architect Peter Calthorpe, is a path-breaking work that has reshaped understanding of how metropolitan regions should be planned and designed. More than a decade after its original publication, *Guide to California Planning* remains the standard textbook for urban planning classes. He also is founder and publisher of the monthly periodical *California Planning & Development Report*.

Under Mr. Fulton's leadership, Solimar has created innovative methods to identify suitable sites for infill development and test the economic feasibility of infill development policies. Since its founding in 1999, Solimar has engaged in a wide range of projects documenting changing trends in metropolitan growth and assisting government agencies, land conservation organizations and developers to respond to those changing trends.

He was the principal author of a series of papers for the Brookings Institution Metropolitan Policy Program on changing growth trends, including "Who Sprawls Most? How Growth Patterns Differ Across the U.S." In partnership with the Smart Growth Leadership Institute, Mr. Fulton has assisted communities from Florida to Alaska in implementing "smart growth policies."

Mr. Fulton was elected to the Ventura City Council in 2003 and re-elected in 2007, currently serving as Deputy Mayor. He has led that city's innovative effort to promote sensitive infill development. He was active in the incorporation of the City of West Hollywood in 1984 and was one of the first appointees to the West Hollywood Planning Commission upon its creation in 1986.

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### SPEAKER PROFILES



#### **Lawrence H. Parks**

*Senior Vice President, External and Legislative Affairs  
Federal Home Loan Bank, San Francisco*

Lawrence H. Parks is Senior Vice President, External and Legislative Affairs. In this position, Mr. Parks works with Congress, the Administration, the Federal Housing Finance Board, member financial institutions and national housing and community development advocates to shape the future legislative, regulatory and policy environment in which the Bank operates.

Prior to joining the Bank in 1997, Mr. Parks was Senior Policy Advisor to U.S. Secretary of Commerce Ron Brown, where he oversaw the Economic Development Administration and the Minority Business Development Agency and represented the Secretary on the National Economic Council and the Domestic Policy Council.

Previously, Mr. Parks served as the Associate Legislative Counsel/Director at the Mortgage Bankers Association, Legislative Counsel to Senator Lloyd Bentsen and Counsel to the U.S. Senate Committee on Banking, Housing and Urban Affairs, Subcommittee on Housing and Urban Affairs. Mr. Parks earned a B.A. from Temple University and a J.D. from Yale Law School.