AFFORDABLE HOUSING SYMPOSIUM:
THE SUPPLY CRISIS IN CALIFORNIA

Monday, February 5, 2018
University of California, Los Angeles

8:30 a.m.  REGISTRATION, BREAKFAST AND NETWORKING

9:00 a.m.  OPENING REMARKS

KEYNOTE: Kathryn Barger, Los Angeles County Supervisor

9:30 a.m.  PANEL 1: The Role of Supply in the Shortage of Affordable Housing

Leslie Appleton-Young, SVP and Chief Economist, California Association of Realtors
Jonathan Lawless, Vice President, Product Development and Affordable Housing, Fannie Mae
Ben Metcalf, Director, California Department of Housing and Community Development (HCD)
Ann Sewill, Vice President, Health and Housing, California Community Foundation

10:15 a.m.  BREAK (15 minutes)

10:30 a.m.  PANEL 2: Ideas for Mitigating Local & State Impediments to Affordable Housing Development

Brian Brooks, Executive Vice President, General Counsel and Corporate Secretary, Fannie Mae
Alfred Pollard, General Counsel, Federal Housing Finance Agency
Kevin Ratner, President, Forest City West
David P. Waite, Partner, Cox, Castle & Nicholson LLP

11:15 a.m.  PANEL 3: Financing & Underwriting Homes and Rental Developments in Underserved Markets

David Battany, Executive Vice President, Capital Markets, Guild Mortgage
Tia Boatman Patterson, Executive Director, California Housing Finance Agency
Stuart A. Gabriel, Arden Realty Chair, Professor of Finance, UCLA Anderson School of Management; and Director, UCLA Ziman Center for Real Estate
Robin Hughes, President and Chief Executive Officer, Abode Communities
Jeff Kearns, Senior Vice President, Walker & Dunlop

12:00 p.m.  Lunch Discussion: An Innovative Solution to the Housing Supply Shortage

Dana Cuff, Professor of Architecture, UCLA
Amanda Daflos, Director, Innovation Office, Mayor Eric Garcetti, City of Los Angeles
Tom De Simone, President and CEO, Genesis LA
Helen Leung, Co-Executive Director, LA Más

SPEAKER AND PANELIST BIOGRAPHIES

**LESLIE APPLETON-YOUNG**  
SVP and Chief Economist, California Association of Realtors  

Leslie Appleton-Young directs the activities of the Association’s Member Information Team. She oversees analysis of housing market and brokerage industry trends, broker relations, and membership development activities. She is also closely involved in the Association’s strategic planning efforts and is a well-known speaker in California’s real estate community. She currently serves on the State Controller’s Council of Economic Advisors. Appleton-Young earned a bachelor’s degree in economics from the University of California, Berkeley, and her master’s degree from the University of Pennsylvania.

**KATHRYN BARGER**  
Los Angeles County Supervisor  

Supervisor Kathryn Barger proudly serves the residents of Los Angeles County’s 5th Supervisorial District — the county’s largest — spanning 2800 square miles, which includes 22 cities and 70 unincorporated communities in the San Gabriel, San Fernando, Crescenta, Santa Clarita and Antelope Valleys. Dedicated to providing effective, responsive representation to the residents of Los Angeles County, Kathy began her career in public service as a college student intern in the office of Supervisor Michael D. Antonovich and rose to become his Chief Deputy Supervisor in 2001, where she served until her election to the Board this past November. Ms. Barger was born and raised in the 5th District and comes from a family with deep roots in public service in Los Angeles County. She is married to a retired Sheriff’s deputy and lives in the San Gabriel Valley.

**DAVID BATTANY**  
Executive Vice President, Capital Markets, Guild Mortgage  

David Battany oversees the firm’s capital market activities, including pricing, hedging, and secondary market execution. Prior to joining Guild, Mr. Battany was Chief Product Strategist for Penny Mac from 2012 to 2015, where he was responsible for managing the product development group, as well as its relationships with Fannie Mae, Freddie Mac, FHA, VA, USDA, Ginnie Mae, and mortgage insurance companies. From 1990 to 2012, Mr. Battany was with Fannie Mae, based in Pasadena, California where he served as Director of Single Family Business and was responsible for managing the firm’s relationships with West Coast based lenders. Mr. Battany is a Board Member of the California MBA and is chairman of the National MBA Secondary and Capital Markets Committee. Battany has a bachelor’s degree in finance from the University of Colorado.

**TIA BOATMAN PATTERSON**  
Executive Director, California Housing Finance Agency  

Tia Boatman Patterson promotes CalHFA’s mission to create and finance progressive housing solutions. She engages mortgage lenders, affordable housing developers, state and local agencies, advocacy organizations, public officials and private financing markets so that more Californians will have a place to call home. Under her direction, CalHFA has increased its single family lending from essentially zero to nearly $2 billion per year, and closed multifamily loans, including Mental Health Services Act and Conduit Issuance, worth more than $700 million from 2014-2017. Ms. Patterson has served on the Board of Directors for the National Council of State Housing Agencies since September 2015, and the NCSHA Board’s Executive Committee since October 2017. Boatman Patterson holds a bachelor’s degree in political science from San Diego State University and a juris doctorate from the University of Pacific, McGeorge School of Law.

**BRIAN BROOKS**  
Executive Vice President  
General Counsel and Corporate Secretary, Fannie Mae  

Brian Brooks oversees the Legal Department and Government and Industry Relations at Fannie Mae. He serves as a senior advisor to the Chief Executive Officer and the Board of Directors. Before joining Fannie Mae in November 2014, Mr. Brooks was Vice legal officer and oversaw the bank’s fair lending, corporate customer experience, and mortgage marketing and communications groups. Before that, Mr. Brooks was a Managing Partner at the global law firm O’Melveny & Myers. Brooks has a bachelor of arts in government from Harvard University and a juris doctorate from the University of Chicago.

**DANA CUFF**  
Professor of Architecture, UCLA  

Dana Cuff is the Director of cityLAB, an award-winning think tank that explores design innovations in the emerging metropolis (www.cityLAB.aud.ucla.edu). Cuff has published and lectured widely about urban design, the architectural profession, and affordable housing. Working with California legislators in 2017, she was co-author of a state bill to encourage accessory dwelling units. She is author of several books, including The Provisional City about housing in Los Angeles, and Fast-Forward Urbanism. She heads a major program at UCLA called the Urban Humanities Initiative, funded by the Mellon Foundation. Cuff has a Ph.D. in architecture from UC Berkeley.
AMANDA DAFLOS
Director, Innovation Office, Mayor Eric Garcetti, City of Los Angeles

Since its launch in 2015, Daflos’ team has pioneered a citywide awareness campaign called ‘Home for Renters’ to provide renters and landlords with straightforward information about the Rent Stabilization Ordinance, which covers two thirds of the City’s rental stock. The team also launched a pilot program focused on well-designed accessory dwelling units (ADUs) and was instrumental in advancing state policy on ADUs as a tool to help address the need for affordable housing. Daflos holds a master’s degree in public administration from the University of Colorado and a bachelor’s degree from Hamilton College.

TOM DE SIMONE
President and CEO, Genesis LA

Genesis LA is a federally certified Community Development Entity that has received $265 million in New Markets Tax Credit (NMTC) allocations to finance projects helping underserved communities in LA. Genesis LA also provides technical assistance, financial structuring, capital raising, and acquisition/construction assistance to build the capacity of borrowers and the financial viability of their projects. De Simone holds a master’s degree in urban planning from Harvard University Graduate School of Design and a bachelor’s degree from UC Berkeley.

STUART A. GABRIEL
Arden Realty Chair, Professor of Finance, UCLA Anderson School of Management; and Director, UCLA Ziman Center for Real Estate

Stuart A. Gabriel is Director of the Ziman Center for Real Estate at UCLA and is Arden Realty Chair and Professor of Finance at UCLA Anderson School of Management. His research focuses on topics of real estate finance and economics, housing and mortgage markets, urban and regional economics, and macroeconomics. He previously served on the economics staff of the Federal Reserve Board in Washington, D.C. and as a Visiting Scholar at the Federal Reserve Bank of San Francisco. Dr. Gabriel is a past President of the American Real Estate and Urban Economics Association and a Fellow of the Homer Hoyt Institute for Advanced Real Estate Studies. Professor Gabriel serves on the Boards of Directors of KBS REITs and is a consultant to numerous corporate and governmental entities. He holds a Ph.D. in economics from the University of California, Berkeley.

ROBIN HUGHES
President and Chief Executive Officer, Abode Communities

Hughes is an industry leader in housing policy at the local, state and federal level. Under Hughes’ leadership, Abode Communities has developed more than 40 residential and mixed-use communities; created new affordable homes for over 8,000 California residents and provided a social safety net through Beyond Homes, the organization’s substantive resident services program. Hughes was chair of the Affordable Housing Advisory Council for the Federal Home Loan Bank of San Francisco, and a member of the JPMorgan Chase Community Advisory Board of Los Angeles. Prior to joining Abode Communities, Hughes held positions in the private and public sectors including The Richmond Group of Companies, Citibank, the Community Development Commission of the County of Los Angeles, and the Office of the Mayor of the City of Los Angeles. Her experience is highlighted by four years as City Planning Commissioner for the City of Los Angeles. Hughes has a master’s and bachelor’s degree in public administration from University of Southern California.

JEFF KEARNS
Senior Vice President, Walker & Dunlop

Walker & Dunlop is one of the largest commercial mortgage banking companies in the country. Jeff Kearns is responsible for originating debt and equity financing for market rate and affordable housing properties for clients nationwide. He has successfully procured debt and equity financing for market rate apartments, as well as mixed income and affordable housing projects, with low-income housing tax credits, tax-exempt bonds and section 8 subsidy. He has been successful in working with existing, stabilized assets, properties undergoing repositioning, and ground-up development projects. Jeff is an active member of several multi-family and affordable housing trade organizations including AHMA (Affordable Housing Management Association) and the California Council for Affordable Housing. Kearns holds a bachelor’s degree in economics from the University of California, Irvine.

JONATHAN LAWLESS
Vice President, Product Development and Affordable Housing, Fannie Mae

Jonathan Lawless is driving innovation in the mortgage industry to expand access to credit and affordable housing across the country through programs designed to benefit renters, homebuyers, and the industry. Lawless leads development of test and learn initiatives to address changing market needs as well as developing other creative solutions to support lenders and services so they can better serve their borrowers. Lawless has led the development of several key Fannie Mae initiatives – including HomeReady®, the company’s flagship affordability product. Lawless has a bachelor of arts in philosophy from St. John’s College and a master’s degree in finance from George Washington University.
**SPEAKER AND PANELIST BIOGRAPHIES**

**HELEN LEUNG**  
Co-Executive Director, LA Más  
LA Más is a non-profit urban design organization that helps lower-income and underserved communities shape their future through policy and architecture. LA Más’ alternative housing program is focused on designing, permitting, and incentivizing the construction of Accessory Dwelling Units (ADUs) to increase the number of neighborhood-scale affordable rental units in gentrifying urban neighborhoods. Leung holds a bachelor’s degree from the University of Pennsylvania and a master’s degree in public policy and urban planning from Harvard University Kennedy School of Government.

**BEN METCALF**  
Director, California Department of Housing and Community Development (HCD)  
Ben Metcalf directs the department responsible for the State’s affordable housing loan and grant portfolio, as well as for housing policy development and oversight at both the state and local level. Recent accomplishments include collaborating with the State legislature to secure passage of the landmark 2017 Legislative Housing Package for which HCD is now implementing key bills that: provide more than $250 million annually for affordable housing; greatly expand oversight of local zoning and permitting; and position HCD as a key technical resource for streamlining construction of new housing. Prior to HCD, Mr. Metcalf worked at the U.S. Department of Housing and Urban Development as Deputy Assistant Secretary for Multifamily Housing Programs. Metcalf has a bachelor of arts from Amherst College and a master’s degree in public policy and urban planning from the Harvard Kennedy School.

**ALFRED POLLARD**  
General Counsel, Federal Housing Finance Agency  
The Office of General Counsel oversees regulatory matters affecting Fannie Mae and Freddie Mac and the eleven Federal Home Loan Banks, representing over $5 trillion in financial assets. Alfred Pollard currently serves on the President’s Financial Fraud Enforcement Task Force and the Justice Department’s Bank Fraud Working Group. He is a member of the Administrative Conference of the United States and is FHFA’s designated agency ethics official. Previously, Pollard worked as Senior Director at the Financial Services Roundtable, a CEO-led trade group of the nation’s largest financial institutions, and as Director of Government Relations for the Savings and Community Bankers of America. For 12 years, he was Senior Vice President and Director of the Washington office for Security Pacific Corporation. Pollard holds a bachelor’s degree and a juris doctorate from the University of North Carolina Chapel Hill, and a Ph.D. in foreign affairs from the University of Virginia.

**KEVIN RATNER**  
President, Forest City West  
Kevin Ratner is responsible for Forest City’s commercial and residential businesses on the West Coast. Since joining Forest City’s LA office in 1998, he has developed a track record of revitalizing urban neighborhoods through public/private partnerships. Ratner has been the point person and overseen the development of several transformative projects, including Blossom Plaza in LA’s Chinatown neighborhood, Metro 417, an adaptive reuse of the 1925 Subway Terminal Building, and the 5M and Pier 70 projects in San Francisco. Ratner earned his bachelor’s degree from the University of Wisconsin and holds a master’s degree in real estate development from the University of Southern California.

**ANN SEWILL**  
Vice President Health and Housing, California Community Foundation  
Ann Sewill oversees CCF’s health and housing portfolio, working to develop permanent, affordable housing to stabilize L.A. communities and to address persistent issues and root causes affecting the health of Angelenos. Prior to joining CCF in June 2006, Sewill was vice president and California director of Enterprise Community Partners; assistant general manager of the Los Angeles Housing Department; the executive director of the Los Angeles Community Design Center; and the housing director for the City of Santa Monica. Sewill recently served on the board of directors of the Los Angeles branch of the Federal Reserve Board of San Francisco, and she is the immediate past chair of the Affordable Housing Advisory Council of the Federal Home Loan Bank of San Francisco.

**DAVID P. WAITE**  
Partner, Cox, Castle & Nicholson LLP  
David has over 25 years of land use and environmental law experience. His practice focuses on CEQA, climate change, development agreements, discretionary permits and entitlements, infrastructure agreements, public-private partnerships, subdivisions, zoning, environmental regulatory compliance, CERCLA, RCRA, and Proposition 65. He has represented a variety of developers, lenders and institutional investors on the environmental and land use aspects of workouts, debt restructurings and foreclosures. David is a Fellow of the American College of Real Estate Lawyers (“ACREL”). He has been identified by the Los Angeles Daily Journal as one of the “Top 50 Development Attorneys” in California. He is actively involved in numerous Real Estate Industry associations. David is the Governance Chair and immediate past Chair of the Urban Land Institute’s Los Angeles District Council (“ULI-LA”). He is Chairman Emeritus of the Southern California Real Estate Alliance and a member of the Westside Urban Forum. David previously served on the Advisory Board of the California Infill Builders Federation.