

# **Greening the Multifamily Housing Stock: What's Next for California?**

Waterfront Hotel  
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## **Conference Speaker Biographies**

### **Valerie Agostino**

Valerie is the Regional Vice President of Operations for Mercy Housing in San Francisco.

### **Tom Azumbrado**

Tom is the Director, San Francisco Multifamily Hub, for the U.S. Department of Housing and Urban Development. Tom is responsible for the overall management, development, and administration of the Department's multifamily housing programs in northern California, Nevada, Arizona and Hawaii. This includes FHA multifamily mortgage insurance, project based rental subsidy programs, elderly and persons with disabilities programs. With a staff of approximately 90, the hub has a portfolio of approximately 1500 projects. Tom has worked for HUD since January, 1989. Tom also serves as a commissioner for the Metropolitan Transportation Commission, as a HUD representative since February, 2003. Prior to his employment with HUD, Tom was a private sector architect, management consultant and an executive director of a regional housing authority in Alaska. He is a licensed architect in Alaska and California. He has a Master of Architecture from Washington University, St. Louis, MO and a BA Humanities from Thomas Edison State College, Trenton, NJ.

### **Lisa Baker**

Lisa is currently the Executive Director of Yolo County Housing, a public agency that provides housing services throughout the Yolo County region. Before joining Yolo County Housing in 2006, she was the President of Baker Street Associates, LLC and before then she was a Housing Administrator for the City of Culver City. Lisa has worked over 15 years in local and national policy development, served as a guest speaker for local, regional and national community development and affordable housing conferences and written several articles on community development. Lisa graduated with honors from the University of California, Davis with a Bachelor's in Spanish and a Masters.

### **Panama Bartholomy**

Panama is an advisor for Karen Douglas, the Chairman at the CA Energy Commission where he advises her on climate change, land use, renewable energy, transmission, green jobs, and biofuels policy. He serves on the City of Sacramento's Planning Commission and the County of Sacramento's Environmental Commission. He is a board member on and Vice-President of the Northern California Chapter of the United States Green Building Council and the Humboldt Bay Center for Sustainable Living. He previously worked for the California Conservation Corps on vocational environmental education and the Division of the State Architect where he ran the Sustainable Schools program. He is a graduate of Humboldt State University with a Bachelors of Science degree in Restorative Development and a Masters of Science in Community Development from UC Davis.

**Andy Blauvelt**

Andy has been a Project Manager at EAH, Inc. for several years. He has a Masters degree in Public Policy and Urban Planning from Harvard.

**Ryan Chao**

Ryan Chao is Executive Director of Satellite Housing, a San Francisco Bay Area non-profit organization whose mission is to provide affordable, service-enriched housing that promotes healthy and dignified living for people with limited options. Ryan has been Satellite's Executive Director since 2004 and previously served Satellite as its Director of Housing Development starting in 2001. During Ryan's tenure with the organization, he has led Satellite's rapid expansion and growth, initiating numerous new affordable housing developments and programs serving low-income seniors, families, and individuals with special needs. Ryan ultimately oversees all property management, resident services, financial management and affordable housing development activities for the organization and its staff of over 115 employees. He is responsible for the operation of twenty-four affordable housing communities that provide housing to over 1500 residents. Ryan has over 15 years of community and economic development experience including past positions with the Upper Manhattan Empowerment Zone, Atlantic Bank of New York and the Grand Central Partnership. Ryan holds a B.A. in Architecture from Washington University in St. Louis and a MBA from New York University.

**Madeline Fraser Cook**

Madeline Fraser Cook is Program Director for the Green Development Center at the Local Initiatives Support Corporation (LISC), is an urban planner with a strong commitment to greening community based economic development. Her focus at LISC has been to fully integrate green issues into LISC's comprehensive community development approach. Fluent in Spanish, Ms. Fraser Cook has worked extensively on housing and economic development projects with low-income Latino communities. Ms. Fraser Cook has a keen understanding and enthusiasm for economic development, community organizing and the importance of sustainable development for creating and maintaining vibrant urban centers. Her experience includes providing technical assistance on microenterprise development and real estate market analyses, organizing affordable housing tenants to address social services needs and security issues, and providing consultation for Hope VI projects. Prior to joining LISC, Ms. Fraser Cook was Vice President at New Ecology, Inc. where she worked with community developers on green affordable housing and provided technical assistance to implement green strategies. She is a LEED accredited professional with over 8 years of experience in direct technical assistance to green projects. Ms. Fraser Cook received her Masters of City Planning from M.I.T.'s Department of Urban Studies and Planning (DUSP) where she was a HUD Community Development Fellow. She also holds undergraduate degrees in Economics and Political Sciences from Swarthmore College.

**Lisa Hodges**

Lisa Hodges is Development Advisor to the Director of Planning and Development at the D.C. Housing Authority.

**Kelly A. Hymes**

Kelly has been with the California Public Utilities Commission since 2001. She worked for several years as an analyst for the Telecommunications Division's Public Purpose Programs. In 2005, she began her current position as a policy advisor to Commissioner Dian M. Grueneich. She advises the Commissioner on all things telecommunications and transportation and, most importantly to her, she provides recommendations on the Commission's low-income energy programs. Prior to coming to the Commission, Kelly was the Communications Manager at a national non-profit organization that promoted a model of independent care for the frail elderly. She also spent two years at the AFL-CIO promoting policy and regulations to protect workers. Kelly has a bachelor's degree in Urban Studies from the University of Maryland and a MPA degree from Golden Gate University in San Francisco.

### **Maryann Leshin**

As Director of Northern California Programs, Maryann is responsible for managing the affordable housing program activities of the Enterprise Community Partners office in San Francisco. Current program activities include green retrofit financing, foreclosure response, public housing revitalization and capacity building. Prior to joining Enterprise, she worked as a consultant providing project management and program development services to an array of affordable housing developers, supportive service providers and local government agencies. Prior to establishing her consulting practice, Maryann managed the California office of the Corporation for Supportive Housing, and prior to that served as Associate Director of Development for Eden Housing, a non-profit housing development corporation. She also spent nine years managing affordable housing activities for the City of Emeryville Redevelopment Agency. Ms. Leshin received a BA from Brandeis University in American Studies and an MA in Community Planning from Antioch University West.

### **Gail Livingston**

Gail Livingston is the Director of Operations and Property Management for the Boston Housing Authority. She has held this position since November 2004, but has worked in the public housing industry for the last twenty-five years. During her career she has also worked as a trainer and consultant to providers of affordable housing. In her current position Ms. Livingston is responsible for the management of 13,000 state and federal housing units as well as all resident services and capital improvement activities. She graduated with a BS from Antioch College and received a JD from the Case Western Reserve University School of Law. During her tenure as Director the Boston Housing Authority attained High Performer status for its public housing program for the first time and has maintained that status for three consecutive years. Ms. Livingston has written and spoken about housing and maintenance management performance and evaluation in the public housing industry. She has also spoken nationally about healthy homes initiatives being undertaken by the BHA.

### **William (Bill) Lowell**

Bill Lowell is the Executive Director of the Housing Authority of the County of San Mateo (HACSM) and Deputy Director of the San Mateo County Department of Housing. HACSM is an MTW authority and Bill has spent a significant portion of the past few years helping the organization to plan and implement various programmatic and administrative innovations permitted under MTW status. Bill has an MBA in Finance and International Business from New York University and a BA in Asian Studies from Hofstra University. Bill is the President of the Northern California – Nevada Executive Directors Association (housing authorities) for 2010.

### **Meg McGraw-Scherer**

Meg is currently a Senior Program Manager at California Housing Partnership Corporation (CHPC) and has been with CHPC since 2000. As Senior Program Manager she provides development and financial technical assistance to nonprofit corporations and public agencies in Northern California. Since 1995, Meg has worked on projects that include structuring financial packages using Low Income Housing Tax Credits (LIHTC), tax-exempt bonds, and numerous other federal, state, and local financing sources to produce new construction and acquisition/rehabilitation projects serving families, seniors, and special needs populations. Prior to joining CHPC, she worked for two years at the National Equity Fund, a nonprofit tax-credit syndication organization that provides millions of dollars in tax-credit equity to California projects. There she worked as an underwriter on numerous LIHTC projects sited in Seattle and the Bay Area. Previously, she spent over three years at the King County Housing Authority in Seattle, Washington, as an intern, Housing Programs Coordinator, and Housing Developer in the Housing Authority's Planning and Development Department. She worked on the development of projects using LIHTC, tax-exempt bonds, and various federal and local financing programs. received a MPA from the University of Washington in Seattle and a Bachelor's degree from Boston College.

### **Terese McNamee**

Terese McNamee joined Eden Housing in December as Chief Financial Officer, heading accounting, finance, asset management, information technology and human resource operations for Eden, its affiliates and ownership entities. Terese manages the financial affairs of Eden and its affiliates, to assure the financial compliance and integrity of Eden's operations and properties. Before joining Eden, she was the Vice President-Asset Management & Strategic Planning at Mid-Peninsula Housing Coalition, overseeing the asset management, finance and accounting functions, managing the relationships with investors and lenders, setting long term strategy for properties including financing and rehabilitation, and overseeing corporate budgets and financial performance. Prior to her position with Mid-Peninsula Housing Coalition, Terese worked for Westwood Company in San Jose as a Property Manager/Asset Manager, and also worked as a Development Project Manager for Metca Properties in Las Vegas.

### **Philip Neville**

Phil Neville has handled various aspects of the Oakland Housing Authority's (OHA) efforts in preserving, redeveloping and creating new affordable housing in Oakland. Over the past 30 years he led the OHA's efforts in the bond financing of over 1,000 rental units. Mr. Neville implemented and built up the OHA's Section 8 programs to house 10,700 families. He was also instrumental in forming and supporting several non profit affiliates that either develop or rehab affordable housing. During the past ten years Phil headed the OHA's development team in partnership with several non-profit and for-profit developers involved in the revitalization of dilapidated public housing developments. Specifically, the OHA teams that have built Chestnut Court, Linden Court, Mandela Gateway, Foothill Family Apartments, and Lion Creek Crossings, with three completed phases and a fourth fully funded and ready to break ground, all utilizing the HOPE VI program. The OHA team has also self developed two phases of a family and special needs development under construction and ready open this Spring, and are hoping for LEED Platinum on both. Finally, a senior housing development is also funded and ready to break ground. These are mostly HOPE VI mixed income, mixed finance and mixed use development that involved demolishing 394 units and building back 1,100 units. Mr. Neville seeks methods to develop affordable, sustainable housing with less support from government agencies and investors. His current challenges include capital improvements of public housing with a large backlog of deferred maintenance while disposing of a large scattered site inventory of public housing to an affiliate.

### **Eric Nyman**

Eric Nyman is currently a Sales Manager at Sun, Light & Power, a certified green company and design/build firm with over 30 years of leadership in alternative energy systems and innovative designs for homes and businesses. Before joining Sun, Light & Power, Eric was a Partner at Pacific Trading Alliance, a sales organization servicing mass market retailers in the western states. Eric received his Bachelor's degree from San Francisco State University in Geography.

### **Vincent O'Donnell**

Vincent F. O'Donnell is Vice President of Preservation at the Local Initiatives Support Corporation where he heads a major national initiative to support the preservation of at-risk affordable multifamily housing. Previously, Mr. O'Donnell was Director of Development at Community Economic Development Assistance Corporation (CEDAC), a quasi-public corporation providing technical assistance to nonprofit housing developers in Massachusetts. Prior to joining CEDAC, Mr. O'Donnell was Executive Director of Homeowner's Rehab, Inc. and Cambridge Neighborhood Apartment Services, Inc., two nonprofit housing development corporations, and he has been actively involved for over thirty years in other programs for the management and redevelopment of HUD assisted housing developments. Mr. O'Donnell is currently President of the Citizen's Housing and Planning Association in Massachusetts and is a director of the Community Development Trust, a real estate investment trust specializing in affordable housing and community development. He serves on several national and statewide advisory committees related to affordable housing development and preservation.

### **Mary Paumen**

Mary Paumen is a Senior Program Director at the Local Initiatives Support Corporation (LISC) in Washington, D. C. As Director of LISC's Housing Authority Resource Center, she works with local housing agencies and community based organizations to encourage cooperative development of affordable housing and neighborhood revitalization. Projects have been undertaken in 24 states and include the development of more than 10,000 housing units with a total development investment of more than \$950 M. She joined LISC in 1999 as a Senior Program Officer following twenty years of experience as a consultant and employee for local government, housing authorities, community development agencies, community organizations and private business. Ms. Paumen has assisted with the development of affordable rental housing, creation of homeownership for- sales and lease purchase programs, syndication of tax credits, strategic planning, neighborhood strategies and the development of HOPE VI projects. Ms. Paumen holds a Bachelor of Arts in Urban Studies and a Masters in City Planning from the University of Pennsylvania. Ms. Paumen was a planning commissioner from 1985 to 2003 in Westtown and Tredyffrin Townships in Pennsylvania and is currently a Planning Commissioner in Valley Township, PA.

### **Casius Pealer**

Casius Pealer is an architect and attorney, currently working as the Manager of the Affordable Housing Initiative at the U.S. Green Building Council (USGBC) in Washington, DC. He previously worked as an Associate at the law firm, Reno & Cavanaugh, PLLC, and as the Assistant General Counsel for real estate and development at the District of Columbia Housing Authority (DCHA). In both these positions, Casius was responsible for structuring and negotiating mixed-finance transactions to create affordable mixed-income housing. He also represented DCHA on the DC Mayor's Green Building Advisory Council and supported DCHA's energy services corporation in implementing \$26 million of energy and water efficiency improvements. Casius serves on the American Institute of Architects (AIA) Housing Committee and has been published in the *ABA Journal of Affordable Housing and Community Development Law* as well as the *AIA Journal of Architecture* and *Architectural Record*. Casius holds a Masters in Architecture from Tulane University's School of Architecture and a J.D. from the University of Michigan Law School

### **Douglas Shoemaker**

Doug Shoemaker serves as Director of the Mayor's Office of Housing (MOH). MOH provides financing for the development and purchase of affordable housing in San Francisco. The agency also guides and coordinates the City's housing policy. As Director, Mr. Shoemaker directs the project and program development of HOPE SF, San Francisco's ground-breaking initiative to revitalize eight public housing sites through mixed-income development. In a related capacity, he serves as a member of the Mayor Newsom's Transition Team for the San Francisco Housing Authority with oversight responsibilities for development and capital planning. Mr. Shoemaker also works extensively on zoning and planning issues that impact housing development. Directly after joining MOH in February 2006, Mr. Shoemaker led the City's effort to update its inclusionary housing ordinance. He is currently working on the housing plan for the Eastern Neighborhoods plans, a significant rezoning of the City's industrial areas. Prior to joining MOH, Mr. Shoemaker served as Deputy Director of the Non-Profit Housing Association of Northern California, a 500-member affordable housing trade association. From 2001 to 2006, he directed NPH's advocacy in the State Legislature as well as regional policy work on trust funds and inclusionary zoning. Mr. Shoemaker started his career in housing as a project manager for Mission Housing Development Corporation, a community-based housing developer in San Francisco. Mr. Shoemaker has also served as a lecturer on housing policy at the Department of City and Regional Planning at the University of California at Berkeley. Mr. Shoemaker serves on the Board of Directors of the Treasure Island Development Authority and has recently joined the Board of Governors of the California Housing Consortium.

**Barbara Smith**

Barbara is currently the Administrator of the Housing Development and Modernization division of the San Francisco Housing Authority. Barbara has over 25 years' experience with low income and affordable housing in San Francisco. She holds a Bachelor's degree in environmental design and a Master's in public administration. Ms. Smith served as the director of the Mayor's Office of Housing where she managed affordable housing loan programs and the development of surplus public property. At the Housing Authority she directs a \$250 million program to revitalize San Francisco public housing. Ms. Smith leads a group that has obtained \$115 million in HOPE VI funding to rebuild six major housing developments across the city. Her HOPE VI team has obtained an additional \$135 million in low income tax credits, private and FHA loans, tax exempt bonds and other funds.

**Theodore K. Toon**

Ted Toon is Deputy Assistant Secretary, and Director of the Office of Affordable Housing Preservation (OAHP). OAHP has responsibility for administration of the Mark to Market program, a HUD program to preserve affordable housing by rehabilitation and debt restructuring of HUD-assisted multifamily properties. Since 2007 the program has included the Green Initiative, a pilot to incentivize owners undergoing rehab and restructuring to do so in the most sustainable ways feasible. Prior to joining HUD in February of 2001, Ted was Vice President of ACG Professionals, an Atlanta-based consulting firm specializing in financial analysis, due diligence and underwriting services to the commercial real estate industry. He holds undergraduate degrees in Environmental Design, and Business, from the University of Colorado, Boulder, and earned a Master of Real Estate from MIT. Ted is also accredited through the US Green Building Council as LEED (Leadership in Energy and Environmental Design) AP (Accredited Professional).

**Wayne Waite**

Wayne currently serves as the Regional Energy Representative for Region 9. As Regional Energy Representative, Mr. Waite has facilitated energy partnerships and alliances throughout the Region enabling HUD stakeholders to leverage their housing investments with energy programs and services provided by utility companies, energy service companies, and other organizations. These efforts have aided housing sponsors and owners in leveraging several million dollars in energy investments and reducing the energy consumption and costs of low income households. Mr. Waite brings to the position over 20 years of experience in community and strategic planning, housing, transportation, land use, and public finance in various senior level management and policy positions. At the Department of Housing and Urban Development he has held several senior management positions in the Federal Government including Field Office Director, Senior Budget Analyst, and Senior Policy Advisor to HUD's Deputy Secretary Alfred DelliBovi and Secretary Jack Kemp. While at the Department of Transportation, Mr. Waite served held positions as a transportation planner, Special Assistant to the Executive Director of the Federal Transportation Administration, and Senior Policy Analyst, where Mr. Waite played significant roles in developing the U.S Department of Transportation's National Strategic Plan contributing to the first ISTEA legislation and performing a National Study on airline deregulation and the competitiveness of the airline industry. Mr. Waite has contributed to many studies, articles, and publications on transportation planning and housing policies and Federal management issues.