

Mike Burnett is a licensed architect in the state of California. Mr. Burnett received his Master of Architecture degree in Real Estate Development from Woodbury University in 2006 following receipt of his Bachelor of Architecture from Woodbury University in 2001. His career began at Studio E Architects in 1999 as an intern. He worked his way up to Project Architect and managed several of the firm's affordable multi-family housing projects. Yearning for more hands-on experience, Mike left Studio E to design, develop, build and operate 'mxd830' an award-winning infill mixed-use market-rate rental live/work artist building near downtown San Diego. Acting as the architect, developer and general contractor helped Mike fully understand the complex issues that go into producing an eco-friendly residential and commercial infill project. In 2007 While underway with mxd830, Mike also formed 'Community Collective' a development team focused on building affordable mixed-use multi-family tax-credit projects in redevelopment areas of southern California cities. In 2008 he founded 'FoundationForForm Architecture and Development' – a firm specializing in design, development, construction, and operation of mixed-use infill development projects in San Diego. Currently Mike is working on several infill projects of varied scale while teaching graduate studio classes at his alma mater, helping the next generation of architects become thoughtful developers and continue the creation of meaningful place-making.

Nico Calavita recently retired after 30 years of teaching in the graduate program in city planning at San Diego State University. Prof. Calavita's areas of interest include affordable housing and community development, growth management, the politics of growth, and comparative planning. He has published extensively on Inclusionary Housing and Commercial Linkage Fees. His latest publication is a book on inclusionary housing that he co-authored with Alan Mallach entitled "Inclusionary Housing in International Perspective: Affordable Housing, Social Inclusion, and Land Value Recapture." He moved to the Bay Area three years ago and is now working with the East Bay Housing Organizations to implement Land Value Capture in the Bay Area. As part of that collaboration he is now co-authoring a White Paper on Land Value Recapture for the Metropolitan Transportation Commission of the San Francisco Bay Area.

Assemblymember **Toni Atkins** was first elected to the California State Assembly in November 2010 to represent the 76th Assembly District. She was re-elected in 2012 to represent the newly redrawn 78th Assembly District, which includes the coastal San Diego communities from Imperial Beach, along the Mexican border, north to Solana Beach. Atkins previously served as a member of the San Diego City Council from 2000 to 2008.

Assemblymember Atkins has battled for affordable housing throughout her public career. She worked to create San Diego's first inclusionary housing policy and secured \$55 million in housing funds for the construction of new affordable housing units throughout San Diego.

In the Assembly, Atkins serves as the assembly majority leader and on the Housing and Community Development, Health, Veterans, and Joint Legislative Audit Committees. She is also the chair of the Assembly Select Committee on Homelessness and the Assembly Redevelopment Working Group. She was recently elected by her Assembly colleagues as the new House speaker.

Elizabeth "Betsy" Morris is principal of E.M.Advisors. She brings more than 35 years of experience to her nonprofit and government clients, consulting in housing policy, community development program design, and organization development. For 14 years, she was president and CEO of the San Diego Housing Commission, an innovative public agency with a portfolio of complex housing finance and policy programs that yielded development of more than 20,000 housing opportunities. Ms. Morris has been an active leader in the National Association of Housing and Redevelopment Officials and has garnered national, state and local recognition for her contributions. She serves on several nonprofit boards and was appointed by Governor Brown to the California Housing Partnership Corporation board of directors. Ms. Morris enjoys teaching and participating in international professional exchanges.

Susan Riggs is deputy secretary of housing policy at the California Business, Consumer Services, and Housing Agency. Riggs previously was executive director at the San Diego Housing Federation since 2010. She was an attorney at Best Best and Krieger LLP from 2008 to 2010, adjunct faculty at San Diego State University from 2006 to 2009 and vice president of government affairs at the San Diego Association of Realtors from 2004 to 2005. Riggs served in multiple positions at the San Diego Housing Commission from 2001 to 2004, including chief policy analyst and senior policy analyst. She was adjunct faculty at Southwestern College from 2000 to 2006, an associate at the Trammell Crow Company from 1999 to 2000 and an associate at CB Richard Ellis in 1999. Ms. Riggs received her Juris Doctor degree from Thomas Jefferson School of Law, where she graduated Magna cum Laude in 2008. She holds a Master's degree in City Planning from San Diego State University and a Bachelor's degree in Spanish from the University of Georgia-Athens.



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