

BIO BOOK

Randall Lewis Building Healthy Places Forum



2021 ULI FALL MEETING

Connect with the World of Real Estate

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Aleiya Als

Graduate Student

University of Buffalo

Brooklyn, NY

aleiyaal@buffalo.edu

Aleiya Als, a current graduate student at the University at Buffalo, is pursuing her Master’s in Architecture with a minor in Environmental Design. She has participated in many programs that contribute to her outlook on the world through architecture. One way she has done this is through her Graduate Research Group, which specialized in inclusive design. She has also participated in an education program which brought architecture into the inner city at Buffalo Public Schools. This program infused architecture pedagogy with the school curriculum and helped to introduce the profession as a career path for others. She hopes to bring similar programs to other cities so that those who are affected by their environment can take a stand and have a say on the betterment of their community.



Alan Aschenbrenner

Vice President, Development

Cambridge Holdings Incorporated

Fort Mill, SC

alan@cambridgeinc.com

Alan brings 20 years of experience envisioning and designing urban, mixed-use projects, planned communities, multi-family and single-family homes as well as retail and cultural projects across the United States and internationally. At Cambridge, he guides project visioning; creates conceptual designs; provides architectural stewardship, assuring consistent design execution throughout the project development process; and works with the development and marketing teams to produce proposals and sales materials. Most recently, Alan was a partner with 505Design and focused much of his work on building new business and on crafting and executing idea-based project visioning for developments like oneCITY Nashville. He has deep understanding of the qualities that make places both remarkable and memorable as well as the skill set to help deliver on the vision. Alan holds a BFA in Interior Design from Marywood University and a Masters of Architecture from Miami University. He is a member of the ULI Community Development Council (gold flight), the International Council of Shopping Centers, a graduate of Leadership Charlotte class 20 and a former AmeriCorps Volunteer.



Stefan Bird

Director of Development

Glenvale

Boston, MA

stefanbird@gmail.com

Stefan is the Director of Development at Glenvale, where he is responsible for project development activities, including land agreements, site planning, entitlement, and community engagement. Prior to joining Glenvale, Stefan developed multi-family properties in South Florida. Stefan is a graduate of the Massachusetts Institute of Technology and the University of Florida, and is a LEED Accredited Professional.



Jose Bodipo-Memba

Director of Sustainable Communities

Sacramento Municipal Utility District (SMUD)

Sacramento, CA

jose.bodipo-memba@smud.org

Jose Bodipo-Memba serves as the Director of Sustainable Communities at SMUD. Mr. Bodipo-Memba brings over 16 years of experience in managing and facilitating environmental and public outreach processes associated with the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) compliance. His projects have covered a range of technical areas including community development, specific plan development, infill development, school and facilities planning, historical research, site selection, and environmental justice. With direct project experience in San Diego, Imperial, San Joaquin, Stanislaus, Yolo, Sacramento, Sonoma, San Francisco, Yuba, Sutter, Merced, and Placer Counties, Mr. Bodipo-Memba is able to address a variety environmental and planning issues in an informed and objective manner. Jose is the Vice Chair for Urban Land Institute (ULI) Sacramento District Council and a member of the ULI National's Public Development Infrastructure Council.



Madelaine Britt

Graduate Student

New York University

Brooklyn, NY

mb7563@nyu.edu

Madelaine Britt is a Master’s in Urban Planning candidate at New York University, Wagner School of Public Service with a focus on affordable housing and health equity. Originally from Rochester, NY, she is passionate about Rust Belt cities and working at the intersection of organizing, policy and participatory research. She is a Policy Analyst with the Citizens Housing and Planning Council, the co-chair of the urban planning student association, and an active member of her local tenant union. Before attending NYU, she worked as a city planner for New York City, developing placemaking and small business programming in partnership with community leaders in East Harlem and Washington Heights. Additionally, she served as a Congressional Hunger Fellow, working with the DC Food Policy Council to help develop a DC Good Food Investment Fund.



Sean Burton

CEO

Cityview

Los Angeles, California

jcline@cityview.com

Sean Burton is Chief Executive Officer of Cityview and a member of Cityview’s Board of Directors and Investment Committees. Mr. Burton currently serves as the President of the Los Angeles Board of Airport Commissioners, which oversees LAX and Van Nuys airports. He previously served on the Los Angeles City Planning Commission where he chaired the subcommittee overseeing approval of the proposed National Football League stadium. He is a member of the Young Presidents Organization and the Pacific Council on International Policy. Mr. Burton also served in the Defense Intelligence Agency and the Commander Third Fleet Units of the United States Navy Reserve. Prior to joining Cityview in 2003, Mr. Burton was an executive in the Corporate Business Development and Strategy Division for Warner Bros., where he was responsible for strategic investments. His other professional experience includes serving as a transactional attorney at O’Melveny & Myers, LLP and in the White House during the Clinton Administration. Mr. Burton is a graduate (cum laude) of the New York University School of Law and the University of California, Irvine.



Miguel Castro

Graduate Student

University of Wisconsin-Milwaukee

Milwaukee, WI

mcastro@uwm.edu

Miguel is a service-connected United States Marine Corps combat veteran with a bachelor’s degree in Industrial Design from the Milwaukee Institute of Art & Design. He has spent the last 10 years working in the fields of community development, urban agriculture, and small-scale commercial worm farming with processes rooted in social infrastructure development. Miguel is currently a graduate student intern with the Affordable Housing Institute’s Healthy Secure Housing initiative in Milwaukee, WI. There, he works closely with civic and industry leaders on the Milwaukee Advisory Council to help strategize core initiatives and tactics to develop healthy and secure housing. With a passion for innovation, Miguel has turned his attention towards developing open-source ADA complaint, age-in-place housing with spatial justice taking center stage. A goal of his research is to influence local policies that currently prevent truly accessible and affordable housing from being developed in new and innovative ways. This project brings together a wide range of partners to ensure best practices and applicability through robust collaboration and planning.



Natalia Chavez

Graduate Student

Dominium

Phoenix, AZ

natalia.chavez@dominiuminc.com

Natalia Chavez is a Development Analyst for Dominium. Chavez is responsible for underwriting new multifamily development and acquisition opportunities, securing financing for new acquisitions and developments, and aiding with projects throughout construction. She joined Dominium in January of 2021. Previously, Chavez was a Project Manager for the North Shore Community Development Coalition in Salem, MA where she was contracted to support staff on pre-development activities, including market research, preparing loan and grant applications, community engagement, and due diligence execution. Chavez also spent a summer working at the Rappaport Institute for Greater Boston and HYM Investment Group. Chavez holds a Bachelor of Science in Commerce from Santa Clara University, a Master in City Planning from Boston University and a Master in Public Administration from the Harvard Kennedy School. In addition, she has a professional affiliation with the Harvard Real Estate Alumni Organization.



Bryson Davis

Attorney

Sussman Shank

Portland, OR

bdavis@sussmanshank.com

Bryson regularly serves the wide-ranging legal needs of businesses and nonprofits of all sizes and industries. Bryson's practice involves advising and representing for-profit and nonprofit clients in a broad range of business issues from formation to sale and he often serves as external General Counsel for his clients. His practice touches on mergers and acquisitions, business formation and maintenance, securities offerings and sales, real estate transactions, contract drafting, employment advice, and regulatory compliance. In addition, he has specialized knowledge helping clients in the cannabis industry, working with professional licensing issues, and handling administrative law matters. In addition to his legal practice, Bryson is committed to improving social and economic equity across the Northwest's BIPOC communities. This commitment has led to Bryson's participation and leadership within several nonprofit organizations and community groups whose mission and purpose is focused on increasing equity, supporting diverse representation, and community economic development. When not working, Bryson can be found working on one of his cars or his racing kart, or playing tabletop and board games with friends.



Mark Detmer

Managing Director, Capital Markets

JLL – Capital Markets

Los Angeles, CA

mark.detmer@am.jll.com

Mark is a Senior Managing Director in the Los Angeles office of JLL Capital Markets, Americas. In addition, as an Industrial Group Leader, he oversees the successful Industrial Capital Markets Practice for the West Region of the United States. Mark has more than 20 years of unparalleled real estate experience to make markets for clients including complex dispositions, valuing asset acquisitions, and negotiating for the equity placement and recapitalization of industrial, business park and back-office properties. He has sold over \$10 billion of real estate globally in his career and over 100,000,000 square feet. Over the course of his career, Mark has exclusively represented institutional owners, developers and occupiers in the acquisition and disposition of office and industrial assets. Mark has consistently been one of the nation’s top performing and successful brokers, receiving a record number of industry achievement awards from NAIOP, SIOR, Prologis, First Industrial, DCT, CoStar, Real Estate Forum, JLL, Cushman and Wakefield, and Trammell Crow Company. Prior to joining JLL, Mark was an Executive Director with Cushman & Wakefield, and Senior Vice President with Trammell Crow Company.



Gerry Doering

Partner

DIALOG

Calgary, AB, Canada

gdoering@dialogdesign.ca

Gerry is a partner at DIALOG. His current project work has brought him into the realm of mixed-use design. His recent project work includes Edmonton's Kelly Ramsey Building, Ottawa's 90 Elgin Street, the Edmonton Arena District Lands, and Calgary's Westmount Corporate Campus. Previously, Gerry worked on an array of institutional-type projects, including fire halls and fire training complexes, university housing, college buildings, and commercial retail projects.



Randall Evans

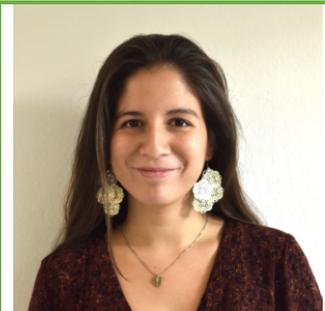
Managing Director
Eastdil Secured
Atlanta, GA
revans@eastdilsecured.com



Miluska Franco

Student
New Jersey Institute of Technology
New York, NY
mkafranco@gmail.com

Miluska is a recent Master’s of Infrastructure Planning recipient from the New Jersey Institute of Technology in Newark, New Jersey. Immigrating here from Peru at a young age, Miluska believes her role in this field will always be to prioritize the improvement of housing and public spaces in service to the immigrant community. Throughout her undergraduate career, her work has been recognized for excellence in housing and community activism through scholarships and distinction upon graduation. She received her Bachelor of Architecture from the J. Robert and Barbara A. Hillier College of Architecture and Design, and during this time she spearheaded an afterschool architecture program in conjunction with KIPP middle schools to make architecture accessible to Newark students at a young age. During her graduate career, she’s been involved in international planning projects in Lima, Peru and now in Athens, Greece. Professionally, this past year she’s been involved in the design of the Myrtle Beach Masterplan in South Carolina. Miluska is currently working as an urban and architectural designer at FXCollaborative and is interested in designing at both scales. Miluska aspires to create spaces that invite communities into the design process.



Kenneth Gall

Director of Real Estate

Hershey Trust Company/Milton Hershey School

Hershey, PA

kgall@hersheytrust.com

Ken Gall serves as the Director of Real Estate for Hershey Trust Company, a position he has held for more than 25 years. Mr. Gall is responsible for the internally owned and operated investment real estate portfolio containing over 3,000 acres and also assists in planning and leads the entitlement process for campus real estate (over 7,000 acres). The investment real estate portfolio is all in the local Hershey area market and contains a number of large well-located land holdings with some very exciting opportunities, including a planned mixed-use project on 375 acres adjacent to Penn State/Hershey Medical Center. Mr. Gall is a graduate of Millersville University and holds an MBA from Lebanon Valley College. He is a member of Urban Land Institute, a member of ULI Responsible Property Investment Council, a member of National Town Builders Association, Board Member of Downtown Hershey Association, Board Member of Hershey Cemetery Company, Vice-President of The Donegal Foundation and Chairman of Marietta, PA Planning Commission. Mr. Gall is also involved in Milton Hershey School's Project Fellowship, an organization that pairs student homes with employee groups from Milton Hershey School and the Hershey entities for social activities.



Marsha Getto-Aikens

Business Development Director

HKS, Inc.

Dallas, TX

mgettoaikens@hksinc.com

Marsha Getto-Aikens is Business Development Director at HKS. Marsha identifies market trends and nurtures relationships with entities that influence the architectural choices available to clients. Marsha contributes to the design community as committee chair for the Urban Land Institute of North Texas' annual Impact Awards.



Beth Giltner

Senior Manager, Building Healthy Places

Urban Land Institute

Washington, DC

beth.giltner@uli.org

Beth Giltner is Senior Manager, Content at the Urban Land Institute, where through the Building Healthy Places Initiative she focuses on creating content and programs centered on the impacts of the built environment on health, well-being, and social equity. Prior to ULI, Beth worked at rand* construction as Senior Sustainability Specialist where she fostered an environment dedicated to advanced sustainable construction and creating healthy buildings and communities. Beth holds a MSc in City Design and Social Science from the London School of Economics, where her studies centered on health and sustainability in urban and regional planning. She also holds a B.A. in Interior Design from Marymount University.



Russell Ginise

President

Alliant Strategic Investments, LLC

Calabasas, CA

russell.ginise@alliantstrategic.com

Russell Ginise is the President of Alliant Strategic Investments and directs the firm’s affordable housing preservation, workforce housing and qualified opportunity zone investment initiatives. Russell has extensive experience in both affordable and market rate multifamily housing, having led or directed public and private firms that have collectively invested in, owned or managed over 100,000 apartment units in more than 40 states, the District of Columbia and Puerto Rico. He has held leadership positions in local and national organizations throughout his career and held elected public office in his community for 10 years. Russell received his Bachelor of Arts from UCLA and his Juris Doctorate from the Pepperdine University School of Law. He is a member of the Urban Land Institute and its Affordable and Workforce Housing Council.



Jeff Handlin

President

Oread Capital and Development

Englewood, CO

jeff.handlin@oreadcapital.com

Jeff Handlin is the Founder and President of Oread Capital & Development, a Denver-based company that has acquired, developed and managed some of the largest and most successful mixed use master planned communities in the Denver-Boulder market. Mr. Handlin also founded Urban Cottages, focusing on infill built-for-rent neighborhoods within urban and near-urban neighborhoods. Mr. Handlin previously served in executive roles at Starwood Land Ventures, M.D.C. Holdings, Inc., the parent company of Richmond American Homes; and Taylor Woodrow (now known as Taylor Morrison). Upon receiving a J.D. from Duke University, Handlin practiced real estate development, finance, and homeowners' association law in Florida. Mr. Handlin is a member of the Urban Land Institute’s National Community Development Council and Colorado Community Development Council. Mr. Handlin strongly supports education: he serves as an adjunct professor at the Daniels College of Business at the University of Denver, and continues to serve on various boards at his alma mater, The University of Kansas.



Juanita Hardy

Managing Principal

Tiger Management Consulting Group LLC

Silver Spring, MD

juanita_hardy@msn.com

Juanita is Managing Principal at Tiger Management Consulting Group. She established the global consulting firm in 2006 after retiring in 2005 from a 31-year career with IBM. She was featured among 13 women in the book, *Montgomery County Women Making It* (2011). She serves on the Board of Directors of Women’s Council on Energy and the Environment and was the first chair of its Advisory Council. Her papers have been featured in *The Roadmap to 2020* published by Quantum Leaps, *Enterprising Women* magazine, and *The Peking University Business Review*. She earned her bachelor’s degree in Mathematics and did graduate work in Operations Research at George Washington University. She has participated in numerous IBM education programs and is an alumnus of the University of Maryland Baltimore County ACTIVATE Program for women entrepreneurs in technology.



William Herbig

Senior Director, Building Healthy Places

Urban Land Institute

Washington, DC

william.herbig@uli.org

William Zeh Herbig is Senior Director, Content at the Urban Land Institute, where he oversees a portfolio of content and programs focused on the intersection of health and social equity in the built environment. Prior to ULI, he co-led Kimley-Horn’s Atlanta-based Planning and Urban Design Studio. He has also directed a variety of design-related projects at Midtown Alliance in Atlanta, the National Capital Planning Commission, and the Congress for New Urbanism both in Washington, D.C., and the Markle Foundation in Manhattan.

Will holds a Masters degree in City and Regional Planning from the Georgia Institute of Technology, a B.S. in Urban Studies from Georgia State University, and studied architecture at the Savannah College of Art and Design (SCAD). Will is a graduate of ULI Washington’s Regional Land Use Leadership Institute and was named a 2010 Next City Vanguard. He currently serves on the Board of Directors for PEDS (Pedestrians Educating Drivers on Safety) and is a member of the American Institute of Certified Planners (AICP).



Ed Hernandez

CEO

Bay East Legacy & Associates

San Leandro, CA

ed@bayeastlegacy.com

Ed is a proven business professional with over 15 years of demonstrated project management and consulting success in Fortune 500 companies and small to mid-size organizations as well as nationally recognized ‘game-changing’ non-profits. He has diverse problem-solving expertise in multi-industries including Real Estate, Consumer Goods and Services, Professional Services and Non-Profits. He received his Master's in Organization Development with honors, an MBA with a focus in Strategic Management and a Bachelors in Financial Management as well as a USC Certificate in Real Estate Development. He is also an Advisor to the City of San Leandro and the San Leandro Chamber of Commerce on real estate and strategic matters to ensure collaborative and successful outcomes.



Robert Holmes

Founder President

THG, LLC

Issaquah, WA

rholmes@thgadvisory.com

Robert is the Founder and Manager of THG, LLC. In addition to his business and professional interests, Robert is an avid outdoors person, an interest he shares with his entire family including his wife Sue, daughters Carrie and Leslie, son-in-law Mark, and now his grandchildren. Robert’s favorite activities include skydiving, skiing, fly-fishing, cycling, kayaking, hiking and adventure travel. Sue, who is an accomplished tennis player, and Robert have always been attracted to the mountains.



Susan Hori

Partner

Manatt, Phelps & Phillips, LLP

Costa Mesa, CA

shori@manatt.com

Susan Hori's practice focuses on obtaining land use development entitlements for landowners and developers, including local land use approvals, California Environmental Quality Act (CEQA) compliance, and state and federal regulatory agency permits for real estate development projects. The hallmark of Susan's practice is her track record of success in navigating the complex process of multiagency permits and approvals. Her clients include landowners, financial institutions, developers and builders in the residential, retail, hotel/resort, and commercial and industrial development industries. Susan has represented clients on issues involving CEQA, the National Environmental Policy Act (NEPA), the California Coastal Act, Section 404 permitting under the Clean Water Act, National Historic Preservation Act compliance and Endangered Species Act permitting, including work on habitat conservation plans. Susan also serves as the administrative partner of Manatt's Orange County office and is a member of the firm's land use practice. She has also served on the firm's board of directors.



Lynn Jerath

President

Citrine Investment Group

Chicago, IL

ljerath@citrineima.com

Lynn Jerath is the President & Founder of Citrine Investment Group and has over 20 years of experience in real estate institutional investment. Lynn is responsible for setting firm strategy, capital raising and investment decisions. Prior to founding Citrine, Lynn spent seven years as a Senior Vice President and partner at GEM Realty Capital, a real estate securities and private equity firm. Over her career, Lynn has completed \$10 billion in transactions of various forms, including complex joint ventures with operating partners, direct purchases and sales of real estate, public market transactions, mezzanine investments, and other highly structured transactions. Lynn has worked with virtually all property types across numerous geographies, including the US, Canada, and India. Lynn is a *magna cum laude* graduate of The Wharton School at the University of Pennsylvania. She is a Trustee of the University of Pennsylvania, Overseer of the Annenberg Center for the Performing Arts, and a member of the Trustees Council of Penn Women. In addition, Lynn is an advisor to Megalytics, a data analytics company and previously served on the board of Lotus Bancorp for ten years until its sale in 2015. She is the Assistant Chair for the UDMUC Purple council and a member of the ULI Health Leaders Network within the Urban Land Institute, member of the Economic Club of Chicago, and on the Board of Soham Dance Space. She resides in Chicago with her husband, two sons and dog Riley.



Caroline Johns

Director, Sustainability

Pembroke

Boston, MA

caroline.johns@pembroke.com

Caroline is responsible for strategically directing, managing, and advancing the sustainability goals for Pembroke’s global portfolio. Leveraging her prior experience as a Director of Development managing projects and collaborating across our global teams, Caroline applies a pragmatic approach to continuously improving the sustainability, resiliency and wellbeing of our assets.

- Led significant energy performance enhancements at 100 California Street
- Incorporated an all-electric design into the redevelopment of 25 Cannon Street, targeting BREEAM Excellent
- Achieved WELL Health-Safety Ratings, or in process, across US, UK and Australian assets



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- Led Materiality Assessment and Energy Consumption data analysis for the Portfolio

Education:

- Trinity College, Hartford, USA, Bachelor of Arts
- Harvard University, Graduate School of Design, Master in Urban Planning

Affiliations:

- Urban Land Institute, Sustainable Development Council member
- LEED Green Associate



Steven Johnston

Executive Director

Community Impact Real Estate Society

Vancouver, BC, Canada

steve@communityimpactrealestate.ca



Steven is a seasoned executive with more than 15 years of experience in the not-for-profit sector, working to improve the social and economic circumstances of vulnerable populations. He began his career in community economic development at Dixon Hall in Toronto, where he played a key role in building and supporting innovative programming for at-risk residents in the inner city. He relocated to Vancouver in 2014 to lead Tradeworks Training Society, where he guided the growth and revitalization of the agency’s critical employment and social enterprise programs. The majority of his experience supporting populations facing barriers to employment, including concurrent disorders and homelessness, comes from working in two of Canada’s most challenged and impoverished urban communities: Vancouver’s Downtown Eastside and Toronto’s Regent Park. He has developed, delivered, and led innovative programming to provide support and solutions to improve the lives of residents with a focus on income generation and grounded in a social determinants of health perspective. He serves on a number of community boards, including the Advisory Board of the Binners’ Project, and is a mentor to many organizations in the Downtown Eastside.

Jasmine Jones-Bynes

Multifamily Analyst

New Jersey Housing and Mortgage Finance Agency

Trenton, NJ

jonesbynesjas@gmail.com

Jasmine Jones-Bynes is a Master of City and Regional Planning student at Georgia Institute of Technology focusing on transportation and health/environmental planning. Jasmine graduated with high honors from Rutgers University Edward J. Bloustein School of Planning and Public Policy with a B.S in urban design. Jasmine is passionate about the impact of the built environment, particularly parks and streets, on health disparities among low-income and minority communities. She is a graduate research assistant at the Healthy Places Laboratory within the College of Design at Georgia Tech. In this role, she provides data analysis and project management support to research and publications on issues of built environment and health. Jasmine is a volunteer health coach with Grady Hospital’s Walk the Line program. In this role, she co-leads a weekly walking group on the Westside Trail of the Atlanta Beltline. Prior to serving as a mentee with the ULI Randall Lewis Health Mentorship Program, Jasmine interned with the Federal Highway Administration’s Office of Planning, Environment, and Realty assessing NEPA compliance. Jasmine aspires to start a joint urban planning and public health consulting firm after graduation.



Richard Joy

Executive Director

ULI Toronto

Toronto, ON, Canada

richard.joy@uli.org

Richard Joy is the Executive Director of ULI Toronto. Since his arrival as the first full-time Executive Director in 2014 the organization has doubled its membership, its staff, and its brand recognition throughout the Greater Golden Horseshoe. Key initiatives that Richard has implemented include the Curtner Leadership Program, Urban Plan Program, Meet The Chiefs dinner and three regional Symposiums. Prior to joining ULI, Richard served as the Vice President Policy and Government Relations at the Toronto Region Board of Trade as Director of Municipal Affairs and Ontario (Provincial Affairs) at Global Public Affairs, a leading Canadian Government Relations firm. Richard’s extensive public policy knowledge and experience comes from years of service at Queen’s Park and Toronto City Hall, where he was the Senior Policy Advisor to the Minister of Municipal Affairs and Housing, responsible for the public policy development for the City of Toronto Act. Richard received his Bachelor of Arts in History from Carleton University. He currently sits on the Community Hubs Advisory Group for the Government of Ontario and the Advisory Committee for Ryerson’s Centre for Urban Research and Land Development.



Jeff Kingsbury

Managing Principal

Greenstreet, Ltd.

Indianapolis, IN

jeff@greenstreetltd.com



Jeff Kingsbury is managing principal of Greenstreet Ltd., an Indianapolis-based strategic planning and real estate practice which specializes in leveraging sustainable strategies in the redevelopment of urban places. Jeff’s experience includes over twenty-five years in the planning and development of thirty urban, suburban, and rural communities throughout the United States, encompassing over 35,000 acres. He has been a principal in the development and disposition of over \$350 million in real estate, and consulted on planning, economic development, and regulatory issues for private sector clients as well as cities, counties, and non-profits in sixteen states and two foreign countries. Jeff is the founding Chairman of the Redevelopment and Reuse Council of the Urban Land Institute and served as Chairman of the Sustainable Development Council, a juror on the Institute’s Global Awards for Excellence Jury, and an advisor for the Committee on Climate Change, Land Use, and Energy. He is a co-author of the book *Developing Sustainable Planned Communities* (ULI, 2007), a peer reviewer of the text *Professional Real Estate Development, 3rd Edition* (ULI, 2012), as well as a teacher and frequent speaker for such organizations as Georgetown University, Pace University, University of Indianapolis, The Conservation Fund, U.S. Environmental Protection Agency, the National Association of Home Builders, and the Urban Land Institute.

David Leopold

Vice President, Affordable Sales and Investments

Berkadia

Chevy Chase, MD

david.leopold@berkadia.com



David manages all facets of Berkadia Affordable Housing, an integrated business that includes Mortgage Banking, Investment and Sales advisory services, and Tax Credit Equity Solutions - providing comprehensive financial solutions to owners and developers of multifamily affordable housing and investment management services for investors. David joined Berkadia in November of 2019 to lead the integration of Berkadia Affordable. Prior to that, he spent five years with Freddie Mac Multifamily as Vice President of Affordable Sales and Investments where he grew Freddie Mac's affordable production from \$2.2 billion in 2014, to about \$9 billion in 2019 - while maintaining 0 delinquencies. He also led Freddie Mac's reentry into the LIHTC equity investment business in 2018. Prior to Freddie Mac, David was a Tax Credit Equity Executive for Bank of America Merrill Lynch, leading the Nation's second largest tax credit equity investor from 2009-2015. David's background also includes municipal bond finance, structured finance and securitization, public private partnerships, and tax efficient impact investing.

Randall Lewis

Executive Vice President, Marketing

Lewis Management Corp.

Upland, California

randall.lewis@lewismc.com

Randall Lewis oversees the sales and marketing operations of the Company. Randall received his B.A. from Claremont McKenna College. He is regarded as an industry leader in promoting the arts, education, healthy living and sustainable development initiatives. He 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. Randall was named in the Los Angeles Times 2006 “West 100” list as one of the top 100 influential people in southern California. He has also received the California Business Properties Association Champion of the Industry Award and has been inducted into the California Building Industry Association Hall of Fame. Randall is a long time ULI member as well as a Governor of the ULI Foundation. Randall serves on several executive boards, including the USC School of Policy, Planning and Development, the UCLA School of Public Policy, Loma Linda University Medical Center’s Orthopedic and Rehabilitation Institute Advisory Council, Cal Poly Pomona’s National Development Council, and co-chairs the San Bernardino County Alliance for Education. He is recognized as an expert in the real estate industry and is frequently quoted in various newspapers, magazines and trade journals. Randall has over 30 years of experience in the real estate industry.



Raymond Louie

COO

RP Louie Consulting

Vancouver, BC, Canada

rplouie@telus.net

After serving five terms on Vancouver City Council, Raymond Louie is the current Chief Operating Officer for Coromandel Properties and leads his own consulting firm R.P.Louie Consulting Ltd. During his time as an elected official, Raymond helped advance many award-winning policies and planning programs relating to housing, inclusiveness and the environment. He has also served as a national representative for his union as well as a trustee and board director on numerous regional, provincial, and national boards including the BC Municipal Finance Authority, TransLink, Metro Vancouver, Federation of Canadian Municipalities and Chair of the Green Municipal Fund Council.



Ruijie Ma

Urban Designer and Architect

Krueck & Sexton Architects

Chicago, IL

maryjanema622@gmail.com

Ruijie Ma is an urban designer and architect in Chicago with international experience in various project scales, from research and design to construction. With an overarching vision and goal of creating livable, sustainable, enduring urban spaces, her work is dedicated to providing inclusive steps for urban design projects with a systematic approach that improves walkability, strengthens ecosystems and supports a neighborhood’s well-being, including the natural habitat of wildlife. This belief is entrenched in every environmental design project she’s worked on, including transit-oriented campus planning, office building design, park design and multifamily housing. As a LEED Green Associate, she also actively participates in non-profit efforts such as an urban planning initiative to improve Chicago’s River System for the benefits of people and public health, and to revive neighborhoods via renovating existing buildings with new sustainable technology paradigm.



Rachel MacCleery

Senior Vice President, Content

Urban Land Institute

Washington, DC

Rachel.MacCleery@uli.org

Rachel MacCleery is senior vice president at the Urban Land Institute, where she leads the organization’s Building Healthy Places Initiative and other programs. Under Building Healthy Places, Ms. MacCleery is spearheading ULI’s efforts to leverage the power of ULI’s global networks to shape projects and places in ways that improve the health of people and communities. The Initiative is working to advance understanding of and action on connections between the built environment and health. Rachel has extensive knowledge of land use, environment and sustainability, social equity, and infrastructure policy and practice issues. Rachel has a Masters Degree in Public Administration and Urban and Regional Planning from the Woodrow Wilson School at Princeton University. She speaks Mandarin Chinese and lives in Washington DC.



Matt Macko

Partner

Stok Investment Group

Mill Valley, CA

macko@stok.com

Before founding stok, Matt gained invaluable experience while starting Connecticut based MAK Contracting. The lessons from a pre college venture in landscape construction and a passion for real estate finance and economics at UC Boulder, acted as the foundation he needed to move west, start stok, and find his passion in high performance buildings. Over a decade in, Matt & team have received the honor of being named a Bay Area Fastest Growing Company 8 times over as well as the Bay Area 40 under 40 achievement in 2019. Due to the investments Matt spearheaded in culture, service delivery, and brand, stok clients include corporate giants (6 of Forbes Top 15 Global Brands) as well as institutional owners (5 of top 15 US REITS) developers and managers of commercial real estate. Today we all but guarantee the performance of zero energy/carbon & healthy buildings through our consulting, engineering and construction services while a sister company (stok Investment Group) sponsors and develops affordably priced housing throughout the western United States.



William Mahar

Principal

Norris Design

Denver, CO

bmahar@norris-design.com

Bill begins most days by grabbing a coffee and walking around downtown Denver communing with “his buildings” and admiring the urban form. As a kid who grew up in a tiny town on the Canadian border, no one is a bigger geek about the importance of placemaking. Fun fact: his family farm in North Dakota was featured in the movie “ Fargo” for the bleakest, most frigid winter scenes. Whether it’s collaborating with colleagues or working with the public on a vision for a community plan, Bill knows how to listen, find the best in others, and incorporate their ideas into thoughtful and realistic planning and design solutions.



Evelyn Mayo

Urban Research Fellow

Paul Quinn College

Dallas, TX

emayo@pqc.edu

Evelyn is an Urban Research Fellow at Paul Quinn College. She is an experienced Community Educator with a demonstrated history of working with low-income people on housing, environmental and community advocacy concerns. Skilled in Grassroots Organizing, Facilitation, Environmental Justice, and Strategic Advocacy. Strong community and social services professional with a Bachelor of Arts (B.A.), Columbia University focused in Environmental Science, Concentration in Race and Ethnicity from Barnard College. Currently pursuing a Masters in City and Regional Planning at the University of Texas at Arlington.



Molly Meyer

CEO & Founder

Omni Ecosystems

Chicago, IL

mmeyer@omniecosystems.com

Molly founded Omni Ecosystems in 2009 with the mission to democratize access to natural spaces and to create an organization that continuously engages in bold endeavors to affect positive and meaningful environmental change. Molly holds two degrees from Stanford University: a Master of Science in Earth Systems, and a Bachelor of Science in Earth Systems with Honors in Environmental Science, Technology and Policy. She built green roofs as a Robert Bosch Fellow in Germany and worked as a carpenter for a general contractor in Seattle. She is a Full Member of Urban Land Institute, where she presently serves on the Public Development and Infrastructure Council and previously served on the Women’s Leadership Initiative Chicago Executive Board for four years, including two years as its co-chair. She is also a member of CREW Chicago, the American Society of Landscape Architects (ASLA), and the Illinois Green Alliance. Molly is a Green Roof Professional. Molly won the 2020 SBA Illinois Small Business Person of the Year Award; the 2019 CREW Network Entrepreneurial Spirit Impact Award; the 2018 Illinois Green Alliance Emerald Award, Individual Leadership; and the 2014 ULI Chicago Vision Award, Young Visionary.



Tanya Mitchell

Director of Human Resources and DEI Initiatives

The Davis Companies

Boston, MA

tmitchell@thedaviscompanies.com

Tanya Mitchell serves as Director of Human Resources and DEI Initiatives for The Davis Companies. In addition to her HR duties, she plays a leading role in advancing the firm’s Environmental, Social, and Governance (ESG) agenda. She has worked for the Massachusetts Port Authority (Massport), most recently as the Acting Diversity & Inclusion/Compliance Real Estate Project Administrator. Prior to Massport, Ms. Mitchell held strategic, analytical and management roles at Talbots Inc (NYSE: TLB), The TJX Companies (NYSE: TJX) and The Stop & Shop Supermarket Company (Koninklijke Ahold Delhaize N.V. (AD.AS)). In her role as Massport’s Acting Diversity & Inclusion/Compliance Real Estate Project Administrator, Ms. Mitchell worked closely with the TDC team that was responsible for the 1,054-room Omni Boston Hotel at the Seaport, developed by TDC and opening this fall. The Omni project broke new ground in terms of diversity & inclusion in a public private partnership, with the significant participation of minority-and women-owned business enterprises (M/WBE) in the design and construction of the hotel, as well as from 37 locally based minority investors in the equity capitalization of the venture.



James A Moore, PhD, AIA, AICP, CRE, LEED AP B+C, ENV SP

Global Solutions Director, Cities & Places

Jacobs

Tampa, FL

james.moore2@jacobs.com

James A Moore has over thirty years of technical and managerial experience and leadership in architecture, urban design, community planning, and urban regeneration. With Jacobs, he is helping lead and expand the company’s Cities & Places practice worldwide, with an emphasis on urban and suburban redevelopment and revitalization. James has a deep understanding of cities as complex “systems of systems” in which all component elements are integral to strategy, planning, design, development and operations. He promotes a comprehensive, multi-disciplinary process, built on intensive data collection and analysis, and broad-based, interactive community engagement, looking to balance the physical development of the built and natural environments with sustainable economic growth and continual socio-cultural advancement. He has particular expertise in organizing and managing large, complex urban and suburban regeneration projects, including those focusing on the creation of walkable, bike-friendly, transit-oriented mixed-use environments.



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A Full member of the Urban Land Institute for over twenty-five years, James has served as Chair of the ULI Tampa Bay district council and Chair of the Urban Revitalization Council (URC) product council. He participated in the development of ULI’s “Ten Principles for Building Healthy Places” and continues to serve as a mentor within the Building Healthy Places program.



Alaa Mukahhal

New Mobility Planner

Boston Transportation Department

Boston, MA

alaa.mukahhal@boston.gov

Alaa is a New Mobility Planner at the Boston Transportation Department. She leads work on revamping the transportation development review process, which includes developing Transportation Demand Management (TDM) point system, creating a methodology for maximum parking ratios for new large developments, and developing new tools such as the citywide bicycle level of traffic stress map. Alaa also managed the Boston Main Streets Free Public Transit Pilot, and is thinking about how the City can incentivize mode shift in a post-COVID world. Alaa last worked at the Metropolitan Area Planning Council (MAPC) in Boston where she was a Planning and GIS Analyst with the Data Services Department. She managed and led spatial and technical analysis for a wide variety of projects, including Housing Production Plans, transportation studies, and zoning projects. Alaa holds a bachelor’s degree in Architectural Studies from the University of Illinois Urbana-Champaign, and a Master in City Planning from the Massachusetts Institute of Technology (M.I.T.).

Andrea Newton

Executive Director

ULI Northwest

Seattle, WA

andrea.newton@uli.org

Andrea brings more than 20 years of experience in real estate. She began her career at Kennedy Associates Real Estate Counsel, Inc. (now BentallGreenOak) and then Resource Real Estate, where she gained extensive experience developing and stewarding a network of relationships with investors, stakeholders and corporate partners. She also served as Executive Director for Imaging the World, an international healthcare technology non-profit.



Matthew Norris

Director, Building Healthy Places

Urban Land Institute

Washington, DC

matt.norris@uli.org

Matt Norris is senior manager at the Urban Land Institute, where he works on projects linking health, sustainability, and development. Matt advances the organization's efforts to influence development practice to create healthier and more equitable places. Matt is the primary or contributing author of several ULI publications, including *Healthy Housing for All: How Affordable Housing is Leading the Way*, *Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate*, and *Active Transportation and Real Estate: The Next Frontier*. Matt previously worked at the Tri-State Transportation Campaign where he focused on improving access to safe, reliable and equitable modes of transportation throughout southern New Jersey and the Greater Philadelphia area. Matt earned his Master's in City and Regional Planning from Rutgers University-New Brunswick in 2010, where he focused on international development and comprehensive planning. Matt also holds a B.A. in Sociology from the University of Kansas.



Neal Payton

Principal

Torti Gallas + Partners

Los Angeles, CA

npayton@tortigallas.com

Mr. Payton is a Principal at Torti Gallas, where he directs the firm's West Coast office. His work involves planning activities at a variety of scales, including inner city revitalization, inner suburban infill and refill, transit-oriented development in emerging development areas as well as regional plans for counties and metropolitan areas. He is well known for his charismatic and collaborative approach to creating great urban places. Mr. Payton's urban design efforts have been honored nationally with numerous design awards from the American Institute of Architects and the Congress for the New Urbanism, among others. Mr. Payton received a Bachelor of Architecture degree from Carnegie-Mellon University and a Master of Architecture from Syracuse University. He is a Registered Architect and a LEED Accredited Professional.



Parul Pillai

Built Environment Program Manager

Harris County Public Health

Pasadena, TX

Parul.pillai@phs.hctx.net

Parul Pillai, MPH is the Program Manager for the Built Environment Unit at Harris County Public Health. She has a Bachelor of Science in Microbiology with a Minor in Speech Communication from the University of Georgia and a Master of Public Health with a concentration of Environmental Health Sciences from the University of Michigan. She leads the Built Environment Unit in applying a health lens to plans and policies by conducting Health Impact Assessments and Health Impact Reviews.



Lauren Racusin

Bloomberg Associates

New York, NY

lracusin@bloomberg.org

Lauren Racusin, AICP has built her career on strategically investing in cities to improve urban life. At Bloomberg Associates, Lauren works at the intersection of urban planning, economic development, and sustainability. She has worked on strategic planning and policy initiatives across Latin America, Asia, as well as North America. Before joining Bloomberg Associates, Lauren was the Deputy Director for Empire State Development in New York City where she advanced economic development initiatives across New York State. She structured and negotiated the State's discretionary incentives to induce business expansion, retention, and attraction projects in New York City that were in concert with the State's long-term strategic goals. Lauren previously worked at the Hudson Square Business Improvement District on urban planning and capital projects. She was responsible for the creation and execution of HSC's \$27 million streetscape improvement plan via an innovative public-private partnership. She also oversaw the organization's \$3 million Green Infrastructure Program and managed the \$7 million redevelopment of Soho Square. Additionally, Lauren has consulted on planning and architecture projects in Rio de Janeiro, Brazil and Dubrovnik, Croatia, as well as Lima, Peru with the U.S. Embassy in Peru. Lauren has a Masters in Urban Planning and Historic Preservation from Columbia University's Graduate School of Architecture, Planning, and Preservation (GSAPP). She was awarded the Percival and Naomi Goodman Fellowship through which she developed an architecture and planning project in Yangon, Myanmar. Lauren received her B.A. from Princeton University where her thesis exploring Holocaust memorials in Berlin and the geographies of urban



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memory earned the highest thesis prize in her department. Lauren served as a Princeton in Asia Fellow in Chiang Rai, Thailand and later worked in Shanghai, China. Lauren currently serves on the Urban Land Institute’s Urban Development and Mixed-Use National Product Council. She also is a member of WX New York Women Executives in Real Estate and a Term Member for the Council on Foreign Relations.



Rafael Ramos

Partner

Sanchez Devanny Eseverri S.C.

San Pedro Garza Garcia, NL, Mexico

rwr@sanchezdevanny.com

Rafael is the Managing Partner for our Monterrey Office. Also, he heads the firm’s Real Estate, Infrastructure, and Hospitality practice. He has more than twenty-one years of experience advising local and international clients in real estate transactions, including acquisitions, leases, and construction contracts for commercial, housing, industrial, hospitality and retail projects. Prior to joining Sánchez Devanny, Rafael was a partner at an international law firm. He is fluent in English and Spanish.

Amelie Rives

Community Impact Analyst

VCU Real Estate & Urban Land Development Program

Richmond, VA

arives@vccva.org

Amelie Rives is a recent MURP recipient from Virginia Commonwealth University’s Wilder School of Government and Public Affairs. Her graduate work focused on displacement and asset-based community development, culminating in a participatory equitable development plan for a community-based organization in Richmond, Virginia. Amelie believes that equitable and inclusive development improves the health of disinvested communities by embedding the self-determination and agency of community members in revitalization and redevelopment planning practices. After receiving her B.A. in Sociology at Roanoke College and prior to attending graduate school, she saw the importance of prioritizing the social determinants of health and community voice when she worked in financial empowerment, wealth-building, and banking access in Roanoke, Virginia. Based in Richmond, Amelie currently works as a Community Impact Analyst at Virginia Community Capital (VCC), a community development financial institution (CDFI) that serves historically and systematically marginalized communities in Virginia. VCC’s focus areas allow Amelie to concentrate on the diverse intersections of planning and lending, as well as healthcare access, food



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systems, climate equity, small business, and affordable housing. Amelie enjoys cooking and baking gluten free treats, spending time with her two brindle rescue dogs, and riding her bike to read books on Richmond’s James River Trail System.

Charles Schilke

Professor, Finance, Real Estate, and Law

Johns Hopkins University

Washington, DC

cschilke2@verizon.net

Chuck Schilke is a real estate developer, financier, lawyer, and educator based in Washington DC, where he is highly involved in the ULI DC District Council. At the national ULI level, he is the Program Chair of the Public Development and Infrastructure Product Council. Chuck has worked in the real estate function at industrial companies like Exxon Mobil, service companies like Marriott, and large nonprofits like The American National Red Cross, as well as for real estate developers like Mobil Land Development Corporation, and has worked in real estate finance on Wall Street. His healthcare-related real estate experience comes largely from his work as in-house developer and lawyer at the Red Cross, where he launched a \$1 billion program to completely rebuild the Red Cross’s blood processing facilities nationwide, from his work as an academic administrator and real estate professor at Johns Hopkins University and its Medical Institutions , and from extensive consulting for Blue Cross/Blue Shield. He also teaches a course in Healthcare Real Estate, Chuck is particularly interested in applying Building Healthy Places concepts to the healthcare industry itself, and to university medical centers. He is the author of the Commercial Mortgage-Backed Securities E-Primer, the main book used to explain CMBS to interested readers everywhere, and numerous articles.



Diana Schoder

Manager, Building Healthy Places

Urban Land Institute

Washington, DC

diana.schoder@uli.org

Diana contributes to research and writing on health, social equity, and development on the Building Healthy Places Initiative within the Center for Sustainability and Economic Performance at the Urban Land Institute. She holds a B.A. in economics and environmental studies from Haverford College. She was previously an Economics Editorial Fellow at the American Economic Association and worked at the Council on Foreign Relations as Research Associate, Global Health, Economics, and Development. Diana is a Fitwel Ambassador and EcoDistricts AP.



Eric Silinsh

Senior Architect

Summit Design and Engineering

Richmond, VA

esilinsh@gmail.com



Eric Spencer

Commercial Center Co-Leader, APAC Outreach Leader

Ennead Architects

New York, NY

espencer@ennead.com

Eric Spencer is an architectural designer and the New York-based development director at Ennead Architects LLP. Responsible for the firm's domestic commercial outreach, he is also a leader in developing the firm's Asia practice across sectors through Ennead's Shanghai office. A New Yorker for almost 25 years, he lived and worked in Beijing for four years for MAD Architects and the China Architecture Design & Research Group. He was previously finance director and campaign manager for Representative Carolyn B. Maloney of New York. Spencer received a Master of Architecture degree from the University of Pennsylvania in 2005 and a BA from New York University (NYU), Gallatin School of Individualized Study. An active member of



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the ULI and multiple civic organizations, he is a District Leader for the 73rd Assembly District on Manhattan, Part C on the Upper East Side.



Emma Stockton

Graduate Student

University of North Carolina, Chapel Hill

Swansboro, NC

emma.stockton17@gmail.com

Emma Stockton received her bachelor’s degree in Global Development & Public Health at the College of William & Mary. While studying abroad in Copenhagen, Denmark, she not only experienced the personal joy of living in a bike-, pedestrian-, and transit-friendly city, but also learned about the city’s deliberate emphasis on equity and commitment to human and environmental health in its planning process. This experience led her to pursue public health through the built environment. She is interested in the social determinants of health and plans to create environments that promote health and a high quality of life for everyone. This summer, Emma is working on developing pedestrian and bicycle plans for cities throughout the country for Alta Planning + Design. Before graduate school, she worked in the D.C. metro area in both the planning and public health fields. Currently, Emma is pursuing a dual degree at UNC Chapel Hill studying transportation in the Department of City & Regional Planning and health behavior at the Gillings School of Global Public Health.

Belinda Sward

Founder and CEO

Strategic Solutions Alliance

Carlsbad, CA

bsward@strategicsolutionsalliance.com



Belinda Sward is the Founder and Chief Strategist of Strategic Solutions Alliance. She has over 20 years’ experience providing market and consumer intelligence and customer-based strategies for real estate, working with developers, homebuilders and investors. Prior to founding Strategic Solutions Alliance in 2008, Belinda was Senior Vice President and Chief Strategy Officer for Newland, the largest community development company in the U.S. Her role included oversight of all consumer

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intelligence and market research, and the application of these insights in Newland’s residential communities nationwide. She took the company’s research from one-off disconnected studies to an integrated customer-focused approach of gathering intelligence, interpreting the insights and applying them to drive business results from community acquisition to successful grand opening. Belinda also brings experience as a Managing Director with RCLCO, where she led consulting engagements and services for top developers, homebuilders and investors. Belinda is a active full member of the Urban Land Institute, Community Development Product Council (CDC) and currently holds and has held various leadership positions on Product and District Councils. She has served on several advisory services panels and is a mentor with the ULI/Randall Lewis Membership Program.



Elizabeth Van Horn

Urban Planner

Harris County Public Health

Houston, TX

elizabeth.vanhorn@phs.hctx.net

Elizabeth Van Horn is pursuing a dual master’s degree in urban and environmental planning and sustainability solutions at Arizona State University. During her graduate career thus far, Elizabeth has conducted research on the social and environmental determinants of health in order to produce a health equity map for Arizona. Elizabeth works as an environmental planner, a teaching assistant for the School of Geographical Sciences and Urban Planning, and serves as the Student Planning Association’s representative for APA Arizona. Her interest in the intersection of climate change, health, and the built environment was inspired by her undergraduate career at Trinity University, where she received a bachelor of science degree in biology, and her experience working abroad as the Environmental Science and Sustainability Programs Assistant at DIS–Copenhagen. Elizabeth hopes to mitigate climate impacts and improve public health outcomes through thoughtful, sustainable planning.



Jon Wallenstrom

Principal

Alaka'i Development

Honolulu, HI

jonw@alaka-i.com

Jon Wallenstrom is a principal with Alaka'i Development and is working to create a smarter future for Hawaii through innovative development. Prior to forming Alaka'i, Jon Wallenstrom was the President of Forest City Hawaii and lead the company's efforts on several fronts. Prior to moving to Hawaii, Jon led Archstone Communities Trust's development efforts in the mid-Atlantic region. As Archstone's regional Vice President, Jon developed over \$650 million in luxury apartment communities and has developed over \$870 million along the eastern seaboard. Jon started Archstone's Washington, DC office in late 1997 and by 1999 had one of the deepest development pipelines in Washington, DC. Jon's experience extends to all of Washington's submarkets, as well as the Boston, Philadelphia, and Richmond markets. Jon has developed over 4,000 multi-family homes in the Mid-Atlantic region. Prior to joining Archstone, Jon was with JPI Development where he helped open their Washington DC office.



Andrew Watkins

Principal

SWA Group

Laguna Beach, CA

awatkins@swagroup.com

Andrew is an architect, planner and urban designer with over 15 years of professional experience. As a principal at SWA in Southern California, his work focuses on large-scale urban design projects that explore the confluence of ecology and urbanism. Andrew has led the design of community plans, urban design and new city planning projects in diverse locales, the United States, China, Indonesia, India, South Africa, Botswana, Ethiopia, Germany, Italy, Armenia and Mexico.

Andrew's community planning work focuses on placemaking and creating high-quality public realms. His project experience includes green-field development and urban and suburban revitalization, with new community work totaling over 20,000 acres of development featuring more than 50,000 homes, retail, commercial and light industrial districts. Additionally, Andrew has worked on projects that tie together development and agriculture, whether integrating food production into residential communities in which we live or exploring how development can sensitively support rural agrarian economies.



Derek White

Executive Vice President, Hospitality

Portman Holdings

Atlanta, GA

dwhite@portmanholdings.com

Derek heads asset management efforts for Portman Holdings. Prior to joining Portman, he was head of asset management for the hotel division of the real estate department of Abu Dhabi Investment Authority, where he was responsible for all asset management activities within a diverse global hotel portfolio with other \$7 billion of gross asset value. The portfolio spanned four continents and included equity, mezzanine debt, preferred equity, and public and private shareholding investment vehicles comprising hotel management companies and single asset and portfolio ownership of limited service, full service, luxury, and resort hotels.

Derek has 40 years of experience within the hospitality industry, beginning his career as a busboy, and is a graduate of the Cornell University School of Hotel Administration and has held executive and leadership roles in hospitality operational management and consulting. He has been a member of the Hospitality Asset Managers Association since its founding.



Aaron Williams

Project Manager

Penn Services LLC

St. Louis, MO

williams.am86@gmail.com

Aaron Williams has over 10 years of experience in construction management and administration. Since earning a Bachelors in Architecture from Washington University, Aaron has worked on numerous heavy industrial, energy, transportation, healthcare and commercial projects both domestically and internationally ranging from \$7 million to \$6.5 billion. Aaron is a certified Project Management Professional (PMP), LEED Accredited Professional and Certified Construction Contract Administrator (CCCA). Aaron has knowledge and experience in the full life cycle of the design and construction process. In addition to his extensive project management experience, Aaron serves on several boards and committees for regional organizations such as Association of General Contractors and Urban Land Institute.



Marja Williams

Director of Real Estate Development

Building Ohana

Bainbridge Island, WA

marja@urbanoranje.com

With over 20 years experience in urban planning and real estate development, as well as international natural resource management and policy, Marja Williams has worked with a variety of private urban planning firms, public agencies, and international conservation NGOs managing land use and environmental permitting and drafting land use policy on behalf of a wide range of clients.

Marja is currently managing an integrated team to deliver a 52-unit multifamily net zero positive project and is providing predevelopment, financial and marketing consulting to a number of projects around the country. Prior to her current work, she was a partner in Asani/PHC, and President of Asani Development Corporation. Marja worked as part of the team that managed the development of the Island Gateway project, to include the Bainbridge Art Museum and the KidiMu, as well as 30,000 square feet of commercial retail and office space. She also led the team to develop the Grow Community, a net-zero energy, solar-powered residential development with 131 homes on Bainbridge Island.



Duncan Wlodarczak

Chief of Staff

Onni Group

Vancouver, BC, Canada

duncan.wlod@gmail.com

Duncan is the Chief of Staff to the President at the Onni Group of Companies. He holds a Masters Degree in Urban Studies and has previous experience in the non-profit and private sector, while also serving in a number of roles while working in politics. He is an active member of the Urban Land Institute (ULI), an education and research-based non-profit, focused on best practices in the sustainable use of land and excellence in city building. Duncan serves as Vice-Chair of ULI BC for his local district council, while also serving as a representative on multiple national ULI Committees, including the Urban Development and Mixed Use Product Council.. Duncan is active in the community, including serving on the Urban Studies Alumni Association Steering committee, supporting a number of local groups, and remains active in politics at the local, provincial, and federal level.



Thomas Woliver

Co-President

OXLAND

Plano, TX

tom@oxlandadvisors.com

Thomas Woliver is the Co-President of OXLAND, and a classically trained landscape architect. He is also the Former VP and Director of Planning and Development for Hillwood Communities. At OXLAND, Thomas leads their development business. He believes that before you can build a great place — one that fulfills its potential as a place and an investment — you have to build a great team. Moreover, get that team on the same page. He aims to approach every situation, project by listening and works towards a 360° understanding of the physical, social, and economic goals of the property. Then he draws on research, experience, and creativity to arrive at a unique solution. A carefully considered response to the challenges and opportunities at hand.



Ivan Zapata

Vice President, Acquisitions & Development

Houston Land Bank

Dallas, TX

izapata@houstonlandbank.org

Ivan Zapata is the Vice President of Acquisitions and Development for the Houston Land Bank (HLB), a local government corporation, focusing on the development of affordable housing in its central city neighborhoods. He brings over 10 years of real estate development experience under the guidance and training of renowned Houston developers Welcome Wilson Sr. and affordable housing superstar Avenue CDC. He is currently directing HLB’s efforts in the Settegast Planning Project. The Settegast Planning Project is a public and private endeavor with Mid Continent Companies— under the guidance of APD Urban Planning & Management—to develop a mixed income neighborhood on a 200 acre ‘blank canvas’ of land about 7 miles from Houston’s CBD. This land was platted over 100 years ago and exists ‘on paper’ but is wholly undeveloped and lacks basic infrastructure—having no use and even ‘negative’ value for some owners since 1910. This development plan and its partners are committed to, not only supporting, but working directly with ULI Houston’s efforts to understand and implement its Health Equity Grant recommendations and goals. Ivan is a native Spanish speaker and native Houstonian. He is a former U.S. Marine serving in both Operation Iraqi Freedom and Enduring Freedom. Ivan received a BA in Sociology from the Rice University and worked directly with the Houston Area Survey. He received an MBA from the University of Houston’s Bauer College of Business with graduate certificates from both their Real Estate and Entrepreneurship programs.

