

Presenters

How to Build Green Without Going Into the Red May 17, 2002

Angela Brooks

Pugh+Scarpa

Angela Brooks, AIA, is a Senior Associate at Pugh + Scarpa. She is the senior project architect on Colorado Court, a 44-unit SRO for the Community Corporation of Santa Monica. This building was designed and constructed to be a sustainable building and will achieve a gold LEED rating.

Angela has been practicing architecture for 15 years. From 1996 to 1999, Angela worked in the office of Killefer Flammang Architects as an Associate in the firm. She was project architect on several multi-family housing projects which included a 178-unit luxury high-rise apartment building and a 20-unit low-income apartment building in Santa Monica. She was the senior project architect on the Old Bank District Project, a 224-unit artist loft project in downtown Los Angeles for the Gilmore Associates, a private developer. This project was the first of its kind to be permitted in the City of Los Angeles under the new adaptive reuse ordinance which allows conversion of historic office buildings to mixed-use housing and commercial.

From 1993 to 1996, Angela worked at the Los Angeles Community Design Center, a private nonprofit developer dedicated to building affordable housing and creating stable neighborhoods. Her responsibilities ranged from project architect to construction manager on a variety of housing projects, which included adaptive reuse of historic structures, remodeling of existing overcrowded apartment buildings and the construction of new affordable multi-family housing projects.

In addition to her professional work, Angela has taught at Otis College and has been a guest critic at both SCI-Arc and Pasadena City College. She also is a founding member and president of Livable Places, Inc., a nonprofit development company dedicated to building mixed-use housing in Los Angeles on under-utilized parcels of land as

an alternative to Southern California's suburban sprawl. Her work in the area of housing has won numerous accolades including first prize in the New Public Realm International Design Competition, exhibitions at the Barnsdall Art Park Municipal Gallery and the UCLA Extension Design Center, and publication in Dense-City Lotus International.

Angela received a master's degree from the Southern California Institute of Architecture and a bachelor of design from the University of Florida. Angela is certified by the US Green Building Council as a LEED (Leadership in Energy Efficient Design) certified consultant.

Jeff Lee

The Lee Group

Jeff Lee, President of The Lee Group, is a second-generation builder who is responsible for the day-to-day operations of the company. Since graduating from the University of Southern California in 1979, Jeff has worked in all aspects of the company and the development process. In 1997, Jeff became President of The Lee Group, succeeding his father, Harlan Lee.

During the last 20 years, the company has earned a reputation as a leader in the greater Los Angeles area for the development of urban infill housing from mixed use developments to condominiums to luxury estates. The Lee Group specializes in public-private partnerships with redevelopment agencies and other public authorities to help cities produce quality housing, often for low- and moderate-income first-time home buyers. The Lee Group has built or has under construction over 1,000 homes for low- and moderate-income families and seniors.

The company principals have received over fifty local, regional and national design awards, including Builder of the Year by the National Association of Home Builders in 1990. In 1998, The Lee Group started construction on Village Green, 186 energy efficient, single-family detached

homes adjacent to the Sylmar/San Fernando Metrolink station. In partnership with the Clinton Administration's PATH - Partnership in Advancing Technology and Housing – program, the homes at Village Green are some of the most environmentally-sensitive production homes in the nation and the largest solar electric subdivision in the United States. Former President Bill Clinton attended the ground breaking ceremony for Village Green in May, 1998 to announce the PATH initiative and recognize this innovative development.

Jeff is a member of the Greater Los Angeles/Ventura Building Industry Association (BIA) Board of Directors, and is chairman of the BIA Los Angeles City Governmental Relations Committee and has been named Builder of the Year in 1993 and 1999. Jeff also serves as Chief Financial Officer for Community Conservancy International, a non-profit open space preservation organization in Los Angeles and serves on the Board of Directors for LA Family Housing. Jeff and his wife, Clare Bronowski, have two daughters, Tessa and Abby and live in Venice.

Joan Ling

Community Corporation of Santa Monica

Joan Ling is the Executive Director of Community Corporation of Santa Monica since 1991. She is responsible for all aspects of operating a non-profit affordable housing development and management company with 33 full-time and 30 part-time employees and a 21-member board of directors. Since her tenure at the organization, the company grew from 300 to 1,200 units on 80 properties and from controlling \$20 million to \$120 million in real estate assets. She navigated the company through a deep recession and a booming economy as well as an organizational restructuring and a major development expansion in a slow growth environment. She led or participated in several affordable housing initiatives – including, doubling the affordable housing set-aside funds from redevelopment revenues, passing an affordable housing ordinance with density bonus and reduced parking, winning a voters' referendum on Article 34, developing a green building demonstration project, and working on a comprehensive policy on artist live/work space.

Ms. Ling worked at the Community Development Commission of Los Angeles County from 1987 to 1991. She was at various times responsible for developing county-owned real estate assets, economic development, redevelopment, and affordable housing production and rehabilitation. Joan received most of her real estate training at Kotin, Regan & Mouchly, Inc. where she served as an associate from 1984 to 1986. At that firm, she provided real estate consulting services - market research, financial analysis, and development negotiation - to public agencies, private developers, lenders, investors, and landowners. During and immediately after graduate school, Joan was an intern at The Planning Group, Inc. where she prepared housing plans, economic development strategy studies, and community plans for local jurisdictions as well as an analyst at the Los Angeles County Transportation Commission where she analyzed and administered transit operating and capital subsidies.

Joan is a Phi Beta Kappa graduate of Chatham College, Pennsylvania. She earned her M.A. degree at the Urban Planning Program, University of California at Los Angeles, where she was a Graduate Advancement Fellow. Currently, she serves on the Local Initiative Support Corporation Los Angeles Advisory Committee, California Community Reinvestment Corporation & Southern California Association of Non-Profit Housing Boards of Directors, and Mercy Housing, Inc. Board of Trustees.

Treasa Sweek

CTG Energetics

Treasa Sweek has been working for CTG since 1999. She has experience in energy modeling for both commercial and residential buildings. She has spent time “in the field” conducting energy audits for buildings ranging from 5,000 square foot offices to dormitories and 300,000 square foot manufacturing facilities. Recently, she's begun working extensively in new construction commissioning for LEED Green Buildings. Treasa has a bachelor's of engineering from Harvey Mudd College and holds a professional engineering license in mechanical engineering.