



Application for Appointment to Fill Vacancy
for Carlsbad City Council District 1

RECEIVED
AUG 11 2021
CITY OF CARLSBAD
CITY CLERK'S OFFICE

pm 4:27

ROV 11/1/2019

Applications must be received by Wednesday, Aug. 11, 2021 at 5 p.m.

Requirements:

- Citizen of the United States
- Registered voter and resident of City of Carlsbad District 1
- Complete Form 700
- Attach a resume or professional biography

Personal Information

Name Ryan Vaughn		Date of Birth:
Home Address		Required for Voter Registration Verification District Number D1 <i>pm</i>
City Carlsbad	ZIP 92008	
Home Phone	Mobile	
E-mail		
Occupation Technical Product Manager		
Employer Jupiter Intelligence		
Employer Address San Mateo		
City San Mateo	ZIP 94401	
Work Phone	Mobile	

Acknowledgements

	Yes	No
I am a resident of the City of Carlsbad District 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I am a registered voter in Carlsbad.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I am a Citizens Academy graduate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I have sufficient time to devote to the responsibility of the position and will attend the required meeting(s) if I am appointed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I acknowledge that if appointed I will file necessary documents including a Form 700 Economic Disclosure Statement (a public record that will be posted on the City's website). I further agree to attend Ethics Training as required under the Political Reform Act and any other required trainings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Questions? Please call 760 434-2808 or email clerk@carlsbadca.gov

I acknowledge that if appointed to fill the District 1 Council seat for a term ending with the Nov. 2, 2022 election, I will not be eligible to run for that seat in the November 2022 election per Carlsbad Municipal Code section 2.04.110. I further agree to abide by the provisions of this code section as it exists at the time of my appointment.

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

I am aware that this application is a public document.

Please describe your professional experience and relevant experience.

I spent 10 years working at Bank of America managing a team of model builders dedicated to forecasting the housing market (think Zillow). In early 2021 I joined Jupiter Intelligence to apply economic reasoning to the problems of Climate Change and how Climate related hazards interact with financial products.

Please describe your educational background.

I completed my PhD in Urban and Environmental Economics at UCLA in 2011.

Please describe your current or past community involvement, including any service on boards, commissions or committees, with private or public agencies.

I am a former member of the steering committee for San Diego 350 and I am currently the treasurer with the local chapter of the Surfrider Foundation. I was also a founding member of the San Diego chapter of the Climate Reality Project.

Please explain why you wish to be appointed to City Council
(attach a separate sheet if needed)

I love this town. I feel incredibly lucky to be a homeowner in Carlsbad. I want to encourage responsible growth, while also preserving everything I love about the character of Carlsbad. I believe can lend my expertise in urban economics, mortgage finance, and the economics of climate change towards this goal. As a resident of D1 I believe it is my civic responsibility to offer my time to the council.

Are you related to, employed by, or affiliated in any way with anyone on the City Council or City of Carlsbad staff members? If yes, please list member name(s).

No

What would you like to accomplish as a council person if appointed?

I would be most interested in helping develop and improve the local Climate Action Plan, as well as the local coastal plan (LCP). As a lifelong surfer the LCP in particular is important to me as the beach is our greatest resource. Not only does the beach bring tourism dollars to our region, it is often the reason why Carlsbad residents locate here. I have two young daughters who love the beach. I hope it will be available and enjoyed by their future children as well. To meet this goal it must be properly preserved and managed for future generations.

Please give examples of using collaboration to become successful.

I believe success without collaboration is rare. The complexity of modern issues demands a range of subject matter expertise and multiple stakeholder points of view. From academic publications, to rock songs, collaboration is today's norm.

During my career, I have developed and deployed multiple enterprise scale applications and crossfunctional collaboration was always a key part of every project. Every thing I have ever accomplished has come with the support of friends and co-workers.

As a manager of people I find it is best to encourage each member of my team to pursue topics they care about. Ability alone is not enough, one must also demonstrate an eagerness to listen and a passion for the topic at hand to provide truly great solutions. This approach also encourages personal growth among each team member and creates a stronger more capable team.

What are the most pressing issues facing our community and how do you plan to address them?

The problem of how to best modify local zoning ordinances to allow for increased density while maintaining the character of our town is likely the most pressing near term issue facing this city. Carlsbad is going through many major changes. The pandemic has exacerbated the problems of housing supply and land use concerns as our population explodes due to newly remote friendly jobs allowing professionals from all regions to locate based on quality of life rather than proximity to work, and it is hard to find a better quality of life than the one offered by Carlsbad.

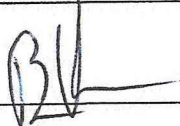
Additionally I am particularly passionate about the drafting and implementation of a CAP and LCP that are, achievable, aligned with statewide carbon emissions goals, allow for proper management of our coastlines in the face of rising seas.

Additional information or comments

Signature

By signing below, I declare under penalty of perjury under the laws of the State of California that the answers provided in this application are true and correct to the best of my knowledge.

First Name: Ryan Last Name: Vaughn

Signature:  Date: 8-11-21

Signature

Completed applications must be received by the City Clerk's Office no later than Wednesday, Aug. 11 at 5 p.m. Once submitted, applications cannot be amended. Remember that you must answer all questions on this application, provide a resume or biography and submit a Form 700 to be considered for the appointment to the City Council District No. 1 office. Incomplete application packages will not be considered.

Option 1: Mail or drop off the signed paper copy of your completed application with resume or professional bio and Form 700 to:

City of Carlsbad
City Clerk's Office
1200 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2800

Postmarks are not accepted. Applications must be received by the City Clerk's Office by the due date.

Option 2: E-mail your completed application.

Sign, date and e-mail the application with your resume or professional bio and Form 700 to: clerk@carlsbadca.gov

**STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT**

Date Initial Filing Received
Filing Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
VAUGHN RYAN KIRKPATRICK

1. Office, Agency, or Court

Agency Name (Do not use acronyms) CARLSBAD CITY COUNCIL DI (COUNCILOR)
Division, Board, Department, District, if applicable Your Position

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

2. Jurisdiction of Office (Check at least one box)

- State
- Multi-County _____
- City of CARLSBAD
- Judge, Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
- County of _____
- Other _____

3. Type of Statement (Check at least one box)

- Annual: The period covered is January 1, 2020, through December 31, 2020.
- or-
- The period covered is _____, through December 31, 2020.
- Assuming Office: Date assumed _____
- Candidate: Date of Election _____ and office sought, if different than Part 1: _____
- Leaving Office: Date Left _____ (Check one circle.)
- The period covered is January 1, 2020, through the date of leaving office.
- or-
- The period covered is _____, through the date of leaving office.

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

- Schedule A-1 - Investments - schedule attached
- Schedule C - Income, Loans, & Business Positions - schedule attached
- Schedule A-2 - Investments - schedule attached
- Schedule D - Income - Gifts - schedule attached
- Schedule B - Real Property - schedule attached
- Schedule E - Income - Gifts - Travel Payments - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

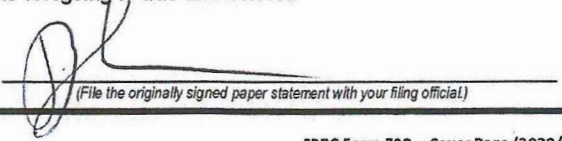
MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)
CARLSBAD CA 92008

DAYTIME TELEPHONE NUMBER EMAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 08/11/21
(month, day, year)

Signature 
(File the originally signed paper statement with your filing official.)

Change

April-2021

-
- **PhD Economist** with expertise in **applied micro** and **real estate** economics.
 - **Credit Risk professional** with a focus on **Climate Change** and **physical risks**
 - **Quantitative Management** of teams of 3-4 modelers
 - **Data Scientist** with experience in SQL, R, Python, SAS, STATA, Tableau, C++, C# and others.
 - **Independent Model Development** with expertise in enterprise level Model Risk oversight
-

Professional Experience

Technical Product Manager (04/2021 - Present), Jupiter Intelligence

I utilize Jupiter's groundbreaking climate data, coupled with customer and 3rd party data, to develop models that predict the financial impact of climate change on various client needs, from REITS to high profile corporations. Additionally, I lead analytics initiatives that leverage data mining techniques and statistical analysis to build high-quality insights with our programs and products. As a product manager I work with the technology team in an Agile framework to translate prototype econometric models, into scalable cloud-based models running within the Jupiter production platform.

SVP, Quantitative Operations Manager (11/2016 –04/2021), Credit Risk, Bank of America

VP, Quantitative Operations Associate (06/2013 –11/2016), Bank of America

AVP, Quantitative Operations Associate (06/2011 –06/2013), Bank of America

Quantitative Operations Associate (01/2011 –06/2011), Bank of America

At Bank of America I lead a team responsible for the development of multiple predictive business applications as well as providing economic expertise for ad-hoc questions relating to Real Estate markets. The modeling techniques I oversee range from simple linear regression to more advanced data science/machine learning approaches such as PCR, RIDGE, RFs and Boosted Trees. As an individual modeler and as a team leader I have brought multiple applications through the entire lifecycle management process, including oversight from federal regulators, internal model governance, model development (IT), and quality assurance (QA). I was responsible for creating ROI timelines for new/revised models and for including these in creative and informative presentations for executive council oversight.

I am also a champion of bringing Climate Risk assessments into Real Estate collateral evaluations and serving as a consultant to enterprise environmental and social governance (ESG) in their efforts to prepare a framework for effective TCFD reporting and Climate Risk mitigation.

Independent Consultant, (08/2013 - Present), Econometric Modeling

- *For the Surfrider Foundation:*
 - Expert opinion research in response to a study for fees to be assessed on home owners creating sea walls in the Solana Beach, CA coastal area.
 - Expert opinion research on the economic value of surfing in Puerto Rico
- *For the Ocean Science Trust:* Analysis of spatial surveying strategies along coastal marine protected areas (MPAs) in CA and provide recommendations for best practices for highest ROI in transect choice and modeling technology.

Adjunct Professor (08/2013 – 06/2015), California State University San Marcos

Taught principals and advanced courses in Micro, Macro and Public Economics

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Visiting Scholar (06/2011 – 08/2014), Ziman Center, UCLA Anderson School of Management

As an, unpaid, visiting scholar I retained access to multiple academic journal subscriptions maintained by UCLA. These subscriptions supported joint research with Matt Kahn and Stuart Gabriel into urban economics and mortgage finance related topics. The paper I worked on during this time, on the political economy of subprime mortgages during the pre-crisis period, was published in the journal of housing economics.

Adjunct Professor (08/2009 - 01/2010), California State University Northridge

Developed and taught a course in Urban Economics.

Independent Consultant (2005-2007), Natural Equity, Environmental Economist, Spatial and Econometric Modeling

Worked under the principal investigators, Linwood Pendleton and Chris LaFranci, on survey creation, enumeration and analysis within marine protected areas (MPAs) in California. We created paper survey instruments for land based enumeration, and electronic GIS based survey instruments were created for a spatially explicit enumeration of active divers within the Channel Islands marine protected area.

Volunteering:

Co-Lead, Climate Change Committee, Surfrider Foundation San Diego Chapter (January 2018 – June 2019)

Executive Committee, Treasurer, Surfrider Foundation San Diego Chapter (2019-Present)

The Surfrider Foundation is a multi-national non-profit organization dedicated to the protection and enjoyment of the world's oceans, waves and beaches for all people.

Co-Founder, Climate Reality Project North County San Diego Chapter (2018 – Present)

The Climate Reality Project was founded by Al Gore in the wake of the first *Inconvenient Truth* film. The core mission of the project is to train regular citizens to be educated speakers on the main issues of climate change and empower them to reach out and educate their communities about its challenges and opportunities.

Steering Committee, San Diego 350 (2018-March 2019)

SD350 is a local non-profit inspired by the work of the national 350.org organization. The mission of SD350 is multi-faceted but always focused on supporting the transition of society away from fossil fuels and a Climate Friendly future.

Education

University of California at Los Angeles PhD , Economics

My graduate work focused on issues in urban and environmental economics. The main chapter of my dissertation, "*Strategic Foreclosure: An empirical assessment of strategic behavior by lenders in the mortgage market.*", uses a unique and proprietary dataset to provide reduced form evidence in favor of decreased foreclosure probabilities for delinquent loans when the lender is most likely to internalize local pecuniary externalities from the foreclosure decision. Results indicated, all else equal, moving a delinquent loan from a zip code one standard deviation below the mean number of portfolio loans in a zip code to a zip code one standard deviation above the this amount has a similar effect on the probability of foreclosure as the loan recovering almost 4 months of payments.

Change

Another chapter of my dissertation, joint with Neil Lessem, pursued research on the market for solar panels. This paper extends a model of pro-social behavior by Benabou and Tirole (2006) to show the reputation obtained from pro-social actions increases with the value the community places on pro-social behavior. Since solar panels are observable to friends and neighbors, and the green electricity program is not, reputational benefits should only effect solar adoption. We test this empirically and find that individuals living in greener neighborhoods are significantly more likely to purchase solar panels, regardless of their own green ideology.

The final chapter of my dissertation, joint with Matt Kahn and Jonathon Zasloff, focused on the effect of the California Coastal Zone Boundary (CZB) on housing prices and construction. The CZB is a well-defined regulatory boundary that offers a unique opportunity to study the consequences of land use regulation on nearby housing located in the same political jurisdiction. Using two different geocoded data sets, we document gentrification within the boundary and discuss possible explanations for these patterns.

San Francisco State University, M.A., Economics

University of California at San Diego, B.A., Joint Degree in Economics and Mathematics

Publications

Gabriel, Stuart A. & Kahn, Matthew E. & Vaughn, Ryan K., 2015. "Congressional influence as a determinant of subprime lending," *Journal of Housing Economics*, Elsevier, vol. 28(C), pages 91-102.

Atiyah, Perla, Linwood Pendleton, Ryan K. Vaughn and Neil Lessem (2013) "Measuring the Effects of Restoration and Mitigation on Coastal Uses", *Journal of Environmental Management*

Pendleton, Linwood and Mohn, Craig and Vaughn, Ryan and King, Philip G. and Zoulas, James G., (2012). "Size Matters: The Economic Value of Beach Erosion and Nourishment in Southern California" *Contemporary Economic Policy*, Vol. 30, Issue 2, pp. 223-237

Kahn, M, R. Vaughn and J. Zasloff (2009) "The Housing Market Consequences of Environmental Regulation: The Case of the California Coastal Zone", *Journal of Housing Economics*,

Kahn, Matthew E. and Ryan K. Vaughn, (2009) "Green Market Geography: The Spatial Clustering of Hybrid Vehicles and LEED Registered Buildings" *The B.E. Journal of Economic Analysis & Policy*: Vol. 9 : Iss. 2 (Contributions), Article 2.

Mohn, Craig, L. Pendleton, R. Vaughn, P. King, and J. Zoulas (2008) "Waves of Change: Coastal Erosion and the Economic Value of Beach Nourishment", CA Department of Boating and Waterways Technical Document.

Nelsen, Chad, L. Pendleton, and R. Vaughn (2006), "A Socioeconomic Study of Surfers at Trestles Beach", *Shore and Beach*, 75(4), 32-37

Working Papers

"Public School Quality Valuation Over the Business Cycle" (Joint with Stuart Gabriel, Matthew Kahn and Owen Hearey)

"A Renewable Reputation: Green electricity, ideology and conspicuous conservation" (Joint with Neil Lessem)

Strategic Foreclosure: An Empirical Assessment of Strategic Behavior by Borrowers and Lenders in the Mortgage

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Market (Job Market Paper)

Invited Lectures

December, 2014, Corelogic Quantitative Lunch Roundtable, "Dodgy Appraisals or Information Asymetry?: An Exploration of a Homes True Value"

March, 2014, Fourth Annual Urban Coastal Research Symposium, Los Angeles, CA, "Measuring the Effects of Restoration and Mitigation on Coastal Uses"

June, 2013, America Real Estate and Urban Economics Association (AREUEA) International Meetings, Jerusalem, Israel, "Congressional Influence as a Determinant of Subprime Lending"

January, 2012, American Economic Association (AEA) Annual Meetings, Current Issues in Real Estate, "Race, Political Influence, and Access to Subprime Credit"

November, 2010, National Regional Science Council (NARSC) Annual Meetings, "Housing: Lending and Foreclosures" Session

October, 2010, "Strategic Foreclosure", Second Annual USC / UCLA / UCI Research Day

Summer 2010, "Green Product Demand", UCLA-CIBER Global Green Business Week.

Summer 2009, "Green Product Demand", UCLA-CIBER Global Green Business Week.

Awards and Honors

UCLA Ziman Center Fellow

Chancellor's Prize, UCLA Graduate Fellowship

Graduate Distinguished Achievement Award, SFSU Economics

Skills

Expertise in urban economics, environmental economics, econometrics, and Automated Valuation Models (AVMs), Home Price Indices (HPI), general predictive modeling, and risk scorecard techniques.

I am skilled in programming in multiple statistical programming languages including: **R**, **MATLAB**, **STATA**, **SAS**, **Python**. Recently the bulk of my team's work has been in **R**. I am very experienced in large dataset manipulation

Change

within the **MSSQL** environment. I have done extensive work with **ArcGIS**. I have some experience coding applications in both **C++** and **C#/NET**

References available upon request