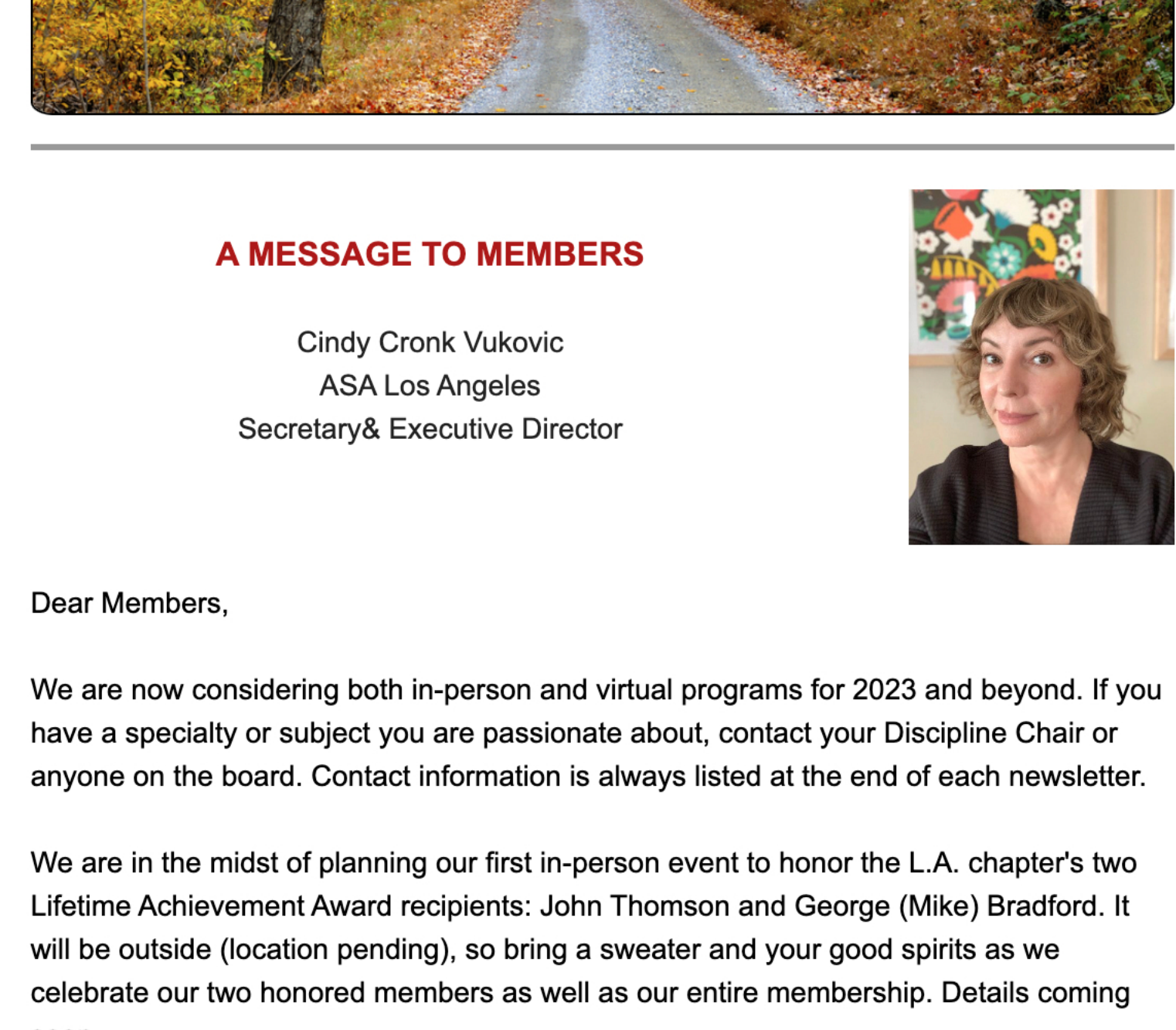




September - October 2022 Newsletter

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  - December Virtual Program - The Role of Appraisers in Creating The Circular Supply Chain
- KEEP UP WITH US**
  - ASA LA Website
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  - ASA Twitter



A MESSAGE TO MEMBERS

Cindy Cronk Vukovic  
ASA Los Angeles  
Secretary & Executive Director



Dear Members,  
  
We are now considering both in-person and virtual programs for 2023 and beyond. If you have a specialty or subject you are passionate about, contact your Discipline Chair or anyone on the board. Contact information is always listed at the end of each newsletter.  
  
We are in the midst of planning our first in-person event to honor the L.A. chapter's two Lifetime Achievement Award recipients: John Thomson and George (Mike) Bradford. It will be outside (location pending), so bring a sweater and your good spirits as we celebrate our two honored members as well as our entire membership. Details coming soon.  
  
Warm regards,  
Cindy

Cindy Cronk Vukovic  
Secretary and Executive Director  
ASA Los Angeles Chapter  
323.491.5959

LIFETIME ACHIEVEMENT AWARD RECIPIENTS

We are honored to announce that two distinguished past presidents of the Los Angeles chapter have been given Lifetime Achievement Awards: Mr. John A. Thomson, ASA, MAI, and Mr. George (Mike) Bradford, ASA. A heartfelt congratulations and thank you for your years of service and devotion to the chapter.



Mr. John A. Thomson, ASA, MAI, has served on the ASA LA Executive Board as President 2018-2019, as Past President 2019-2020, Vice President 2017-2018, Secretary 2016-2017, Treasurer 2015-2016, along with serving on various committees throughout the years. He is a Vice President and the Managing Director of the Long Beach, California office of Klaris, Thomson & Schroeder, Inc. ("KTS"). Before joining KTS, Mr. Thomson had been associated with Marshall & Stevens from 1976 to 1993, where in 1988 he was promoted to Sr. Vice President and Chief Appraiser – a position he held until co-founding Klaris, Thomson & Schroeder, Inc., in 1993.

Active in the appraisal profession since 1976, he was engaged in a related profession for the 3 prior years and spent the previous 7 years in the engineering field. He has prepared appraisals of businesses and intangibles, real estate, and machinery and equipment for the purpose of sale/purchase, insurance, financing, ad valorem tax, ESOTs, dissolutions, recapitalizations, allocation of purchase price, bankruptcy proceedings, gift and estate tax, litigation support, solvency and fairness opinions, patent infringement and anti-trust proceedings and IRC Section 482 tax matters.

Mr. Thomson attended the United States Merchant Marine Academy in Kings Point, New York, and holds a B.S. in marine engineering (1966). He received his M.B.A. from Widener University, Chester, Pennsylvania (1975). He has attended numerous appraisal courses and seminars conducted by the American Society of Appraisers, the American Management Association, the Appraisal Institute, and others. Mr. Thomson is an Accredited Senior Appraiser of the American Society of Appraisers designated in business valuations and intangible properties with the ASA designation (1982). He holds the MAI designation of the Appraisal Institute (1987). Mr. Thomson holds a general real estate appraiser license in California (AG001840). He was a licensed marine engineer and was a member of the ESOP Association Valuation Advisory Committee from 1986 to 1993.

He has conducted numerous appraisal seminars and is a frequent speaker on valuation topics to various groups in Southern California, CPA firms, Estate Planning Associations, and law firms. He has testified extensively as an expert witness on valuation related cases.

Mr. George (Mike) Bradford, ASA, has served on the ASA LA Executive Board as president from 2016-2017 and from 1999-2000, having held all other officer positions in prior years, member at large for the last four years, and has chaired many committees over his time with the LA Chapter.



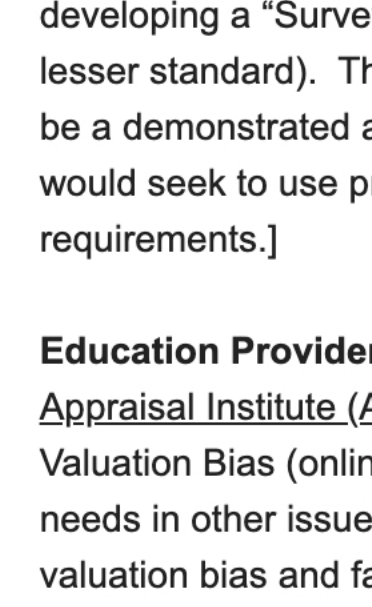
Mike Bradford, ASA, owns a full-service appraisal firm located in Huntington Beach, California. He received his ASA designation in 1978. He started as a security analyst with a major west coast bank, first as a Public Utility Analyst then as Chief Oil Analyst.

Mr. Bradford has provided financial analysis, expert testimony, and appraisal services for many private individuals, companies, and agencies of the United States Federal Government. Mr. Bradford values businesses, patents, copyrights, license agreements, leases, leasehold interests and various other tangible and intangible assets. His area of expertise includes business valuation, oil and gas properties, feasibility studies, Goodwill, and determination of economic benefits and losses.

He has served as an advisor and mentor to incoming board members of the Los Angeles Chapter and is well-respected as a long-time member.

UPCOMING PROGRAMS

- December TBD - In-person event honoring Lifetime Achievement Award Recipients
- December 14th Virtual Program - The Role of Appraisers in Creating The Circular Supply Chain, 5:00-6:00pm



UPDATES IN SACRAMENTO

G.V. Ayers

September 12, I attended via Zoom the **Appraiser Qualifications Board's (AQB) Forum to Explore Education Requirements: Fair Housing Fair Housing Laws and Valuation Bias Education**. The Forum was a listening session for AQB to hear comments on the Biden Administration's Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) recommendation to consider additional requirements for the Real Property Appraiser Qualification Criteria on the topics of fair housing laws and valuation bias.

The Forum was scheduled for 2 hours but lasted over 2:45 and consisted of 4 Panels:  
**Federal Agencies**  
**State Appraiser Regulatory Agencies**  
**Education Providers**  
**Consumer, Civil Rights, and Fair Housing Advocacy Groups**

**Federal Agencies (USDA, HUD, and the VA)**: Encouraged AQB to make fair housing and anti-bias training a part of both initial education and training requirements, and continuing education requirements. HUD indicated that it requires appraisal anti-bias, fair housing, and fair lending training for all appraisers who conduct appraisals for federal programs, and that FHA maintains a roster of over 40,000 appraisers and relies on minimum licensing/cert criteria of AQB. The Federal agencies seemed to agree that instead of addressing bias issues Federally by individual agencies, or by Federal Regulations (a high bar), the issue can be most effectively addressed by AQB requirements. Seemed to suggest that AQB require any new fair housing and bias training be baked into the existing qualifying education requirements (i.e., not necessary to have new specific courses), and existing continuing education requirements (i.e., the existing USPAP CE).

**State Appraiser Regulatory Agencies**:  
Angela Jermott, Chief of California's BREA, spoke of recent California legislation AB 948 (Holden, Chapters of 2021) Federal Appraisal Act. She explained the bill:  
• Enhances the Bureau's complaint form, requires contracts to have notices regarding unbiased appraisals.  
• Requires after Jan 2023 that each Bureau applicant must complete 1-hour cultural competency, each Bureau licensee renewing after 2023 must complete 2 hours of CE on elimination of bias, also 1 hour of cultural competency every 4 years.  
• The bill serves as a meaningful effort for appraisers to identify cultural differences and identify their own potential biases and strategies to work through them.

Chief Jermott stated that what is further needed is a Universal Definition of Bias – implicit, and explicit bias. [Note: Look for legislation on this in the upcoming Session.]  
**Kentucky Board of Appraisers**: Suggest AQB add any mandatory fair housing and bias education requirement to existing Qualifications and ongoing CE. Suggest that any additional educational requirements dealing with fair housing or bias should be done from AQB, which would make it easier for states to implement. (Rather than potentially 50+ standards of education).

When asked by the AQB about any testing requirements: Chief Jermott said that CA is developing a "Survey" (not a "Test" which would require legislation, but a "Survey" is a lesser standard). The Survey would have a pre-test, and then post-test, so that there can be a demonstrated and qualified measuring tool. [Note: I would anticipate that the BREA would seek to use pre- and post- surveys to justify future education and training requirements.]

**Education Providers**:  
**Appraisal Institute (AI)** - AI has offered fair housing courses in the past and is developing Valuation Bias (online) seminar. Must be mindful of crowding out education and guidance needs in other issues and hot topics. AI supports meaningful education requirements on valuation bias and fair housing.

**Appraiser eLearning** - Bias Education – Is both necessary and (should be) non-threatening (a critical element). However, Fair Housing Education – Needs some refreshing, but this is not the key point to discuss. Anecdotes are not as helpful as data. For Bias and Fair Housing training, we cannot abandon basic valuation theory and report on market behavior at the same time

**John Russell – ASA**  
• Education on Fair housing, discrimination, unconscious bias, and related topics should be baked into QE and CE.  
• Education requirements should be set by AQB and implemented by States.  
• All existing and aspiring appraisers should take the same initial education to establish a baseline understanding  
• The amount of initial and ongoing education should provide space for other emerging topics to be included going forward  
• May require adjusting hours spent in other areas of QE or revising the amount of CE required. Suggests an increase in total QE and CE hours is unnecessary; Fair Housing should be woven throughout.

**McKissock Learning** - Has developed several continuing education courses on this topic: Fair Housing, Bias, and Cultural Competency. Important that AQB come up with minimum standard, then if state has more specific requirements, then incorporate that. Thinks that FH & Bias should be a stand-alone course, not a part of the USEPAP education QE/CE. [Note: Not surprising they make this recommendation. They want to sell their courses]

**NAACP Legal Defense and Educational Fund** - Appraisal bias is widespread & persistent problem. Black-owned homes are routinely undervalued, contributing to the black-white wealth gap. Appraisers should be required to take courses on FH law and valuation Bias in their initial training and annually thereafter. Training should include pre & post training surveys.

**National Consumer Law Center** – Education in FH & B is needed. Should be widespread requirement by AQB, not a piecemeal state by state. There are currently used models out there that could be adapted, AQB does not need to recreate the wheel.

**National Appraisal Bias Task Force (NABTF)** - If an appraiser has never been in neighborhood, they cannot know the area to adequately do an appraisal. Not competent to do appraisal. Suggests AMC training to assign appraisals. AMC staff should have FH & Bias understanding.

[NOTE: There was no reference in the Forum of any structural elements of Federal Regulations which may cause the appearance of fair housing bias in appraisals.]

Additional Updates:

I had a conversation at some length with the **Department of Real Estate Commissioner, Dough McCauley**. Advised him of my representation of ASA, and we discussed several topics of general interest, and I assured him of my cooperation in addressing any relevant issues that may arise from his office. I have known Commissioner McCauley for a number of years through my past work at the Legislature and at the Department of Consumer Affairs.

I also had an extensive conversation with **Mike Belote, of California Advocates**. Belote is the lobbyist for the Appraisal Institute of California Government Relations Committee. Said he was glad to hear that I was representing ASA. I have also known Mr. Belote for a number of years and worked with him on various legislative issues both in my work at the Legislature and later in lobbying. I told him that ASA was looking forward to working cooperatively with AI, and that we anticipated finding significant common ground on policy issues in the coming years. He asked my permission to advise the AI Committee of my representation at an upcoming meeting, to which I consented.

ASA Legislative Update:

We monitor the Legislature and bills in the Legislative Session for any legislation which would pertain the laws or practices of real estate appraisers. In addition, we are monitoring for legislation which might impact the wide variety of commercial, personal, or business valuations of commodities: jewelry, gold, minerals, timber, businesses, equipment, estates, etc.

We previously alerted you to **SB 1323**, by Senator Bob Archuleta. This bill died on the Assembly Floor on the Inactive File in the last days of the Legislative Session.

The bill was intended to protect the equity in a homeowner's property by allowing a foreclosed home to be sold for its appraised value by a licensed realtor on a Multiple Listing Service, thus allowing the homeowner to recover their full equity. According to the Author "This is a social justice issue that will combat the racial wealth gap by allowing predominantly low income and communities of color to preserve their home equity in foreclosure sales."

Specifically related to appraisers, the bill would have required an appraisal of a foreclosed-on home to be conducted by a licensed neutral third-party appraiser and based on a complete visual inspection of the interior and exterior. If the homeowner denies access to the interior, an exterior-only appraisal is to be performed.

The bill was supported by a number of consumer, elderly, and low-income advocacy groups, including:  
California Advocates for Nursing Home Reform  
Consumer Attorneys of California  
Disability Rights California  
National Consumer Law Center  
Public Counsel  
Consumer Federation of California  
California Low-income Consumer Coalition  
Legal Assistance for Seniors

The bill was opposed by a number of real estate industry, lending, and business groups, including:  
California Bankers Association  
California Building Industry Association  
California Chamber of Commerce  
California Mortgage Bankers Association  
California Credit Union League

General Update on the Legislative Session:

The 2021-2022 California Legislative Session ended August 31, 2022. In all, 5,129 bills were introduced in the two-year Session (2,776 in 2021, and 2,353 in 2022). As of the middle of August, the final month, 1,017 bills were still on file for the Legislature to consider in the closing two weeks of the Session. By the time the Session came to a close with a final flurry of frantic activity, lawmakers rushed to pass hundreds of remaining bills before the clock struck midnight on Aug. 31.

High-profile measures which the Legislature passed and sent to Democratic Governor Gavin Newsom aim to establish California as a progressive leader on abortion access, countering climate change, and transgender health care. These votes took place as campaigns ramp up for 100 of the 120 seats in the Legislature (20 of the 40-member Senate, and all 80 members of the Assembly). On several bills, the governor not only signaled his support, but lobbied lawmakers to approve them.

Not every contentious proposal made it through the legislative gauntlet: Bills to restrict bail costs, to allow legislative staff to unionize, and to preserve California's concealed-carry gun limits all went down to defeat in the final hours. A bill that would have allowed teenagers to get vaccines without parental permission was pulled without a vote.

Now Newsom has until Sept. 30 to either sign or veto the bills that did pass. His choices will be more closely watched than ever as speculation builds about whether he is positioning himself to run for president.

[Note: Some summaries are adapted from CALMATTERS, a nonprofit, nonpartisan news organization focusing on California life and politics (<https://calmatters.org>)]

IN THE NEWS

**Advancements**  
Congratulations to Norman Chung, our newest ASA in real property.

**Find an Appraiser**  
The Find an Appraiser function on HQ's website is an important tool to increase your online presence. Since the Los Angeles Chapter maintains a website and toll-free phone number, we receive emails and phone calls from clients looking for appraisal services. Aside from already knowing the exact appraiser to send the referral to, we also use the Find An Appraiser tool to assist clients. In doing so, I have noticed many of you have not completed your profiles. It is in your best interest to do so! Check your ASA profile now: **FIND AN APPRAISER**

Specialties are not listed on the main member spreadsheet we have access to through HQ. So, if you have a specialty in your discipline (e.g., PP: musical instruments), books; GJ: watches; BV: domain names; MTS: 3D printing, bottling, heavy machinery), please email me so I can add you to our detailed referral list: cronkvukovic@appraisersla.com

Newsletter and Facebook

Excited about upcoming events or talks related to your discipline? Send us the details and we'll include it in next month's newsletter along with posting it on our Facebook page. Please email it to: info@appraisersla.com or cronkvukovic@appraisersla.com

MARK YOUR CALENDARS

- Board Meeting over Zoom Dates:**
- Tuesday, October 18, 8:30am-9:30am
- Tuesday, November 15, 8:30am - 9:30am
- Wednesday, December 14, 8:00am - 9:00am

CURRENT LOS ANGELES EXECUTIVE BOARD:

President: Douglas Nason, ASA (RP), nason3@wellsfargo.com or douglasnason@earthlink.net  
Vice President: Kathy Poppers, ASA (PP), antexpert@mac.com  
Treasurer: Patricia A. Thomson Graham, ASA (RP), ktainc@verizon.net

Secretary / Executive Administrator: Cindy Cronk Vukovic (PP), cronkvukovic@appraisersla.com

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