

5th Annual San Joaquin Valley Affordable Housing Summit

The Housing Connection: Housing as an Anti-Poverty Strategy

Thursday, August 18, 2016 | Fresno, CA
9:00 am to 4:00 pm

Biographies

Emcee

Mark Keppler, Executive Director – The Maddy Institute, Fresno State

On June 1, 2004, Prof. Mark Keppler was named the Kenneth L. Maddy Professor of Public Affairs and the Executive Director of the Maddy Institute. As the Executive Director, he is the Institute's CEO and is responsible for the overall management of the Institute, including preparing and implementing the Institute's budget; seeking grants and other funding; hosting both the Maddy Report (tv) and the Maddy Report – Valley Views Edition (radio & podcast) programs; publishing the Maddy Daily e-newsletter; coordinating the Institute's Citizenship Academy and intern-scholar programs in Washington, D.C., Sacramento and political offices throughout the Central Valley; as well as organizing the Maddy Associates Speaker Series, forums and round table discussions and various training programs designed for government leaders.

In addition to his work at the Maddy Institute, Prof. Keppler is a labor-management arbitrator with the Federal Mediation and Conciliation Service and a civil rights mediator for the U.S. Equal Employment Opportunity Commission. He has also served as a Judge Pro Tem with the Fresno County Superior Court.

Prior to joining the Maddy Institute, Prof. Keppler was the Director of Graduate Programs at the Craig School of Business at California State University, Fresno from 1998 through 2003. He continues to teach employment law, industrial relations and ethics at the Craig School. Before joining the Craig School in 1987, he was a labor-management attorney on the East Coast.

Prof. Keppler earned his bachelor's degree (magna cum laude) with a major in business administration and a minor in economics from the State University of New York, as well as a master's degree in industrial relations and a law degree from the University of Wisconsin.

Welcome and Introduction

Michael Duarte, Director of Planning and Development – Fresno Housing Authority; Chair – San Joaquin Valley Housing Collaborative

Michael Duarte is responsible for all multi-family housing real estate transactions at the Fresno Housing Authority. Since joining the Fresno Housing Authority in January 2007, Michael has been instrumental in developing over 20 Low Income Housing Tax Credit (LIHTC) properties. Michael has experience working with the U.S. Department of Housing and Urban Development (HUD) demolition and disposition application process, low-income public housing mixed-finance, HUD Rental Assistance Demonstration (RAD), project-based Section 8, HOPE VI, McKinney-Vento Supportive Housing Program, HOME Program, Federal Home Loan Bank of San Francisco Affordable Housing Program, Neighborhood Stabilization Program, Mental Health Services Act program funding, Multifamily Housing Program administered by the State of California and both 4% and 9% LIHTC programs. Michael has worked on projects targeting rehabilitation and creation of public housing, senior housing, family housing and permanent supportive housing for the homeless. Michael is a lifelong resident of Fresno County. He earned his Bachelor in Science degree in Business Administration – Finance from the California State University, Fresno.

Jenna Chilingirian, Program Manager – Office of Community and Economic Development at Fresno State

Jenna Chilingirian is program manager for the Office of Community and Economic Development at Fresno State. Jenna coordinates and executes planning and sustainable communities-related programs, projects, and collaboratives through the Community and Regional Planning Center, which include: StreetsAlive, a Walking and Bicycling Audit Program in rural cities; Valley Planner's Network; Sustainable Parks and Recreation Community Initiative; and San Joaquin Valley Housing Collaborative.. In fall 2015, Jenna piloted PARKhop, a monthly parklet demonstration adjacent to local businesses in downtown Fresno. Jenna serves as a board member on the American Planning Association – CA Central Section, and Lowell Community Development Corporation.

Jenna lived in Los Angeles, Cleveland, and Washington, D.C. before making her way back to her hometown Fresno. Prior to joining OCED in July 2014, Jenna served as program assistant for the Center for Community Progress in Washington, D.C. Jenna received her bachelor of arts in political science from University of California, Los Angeles in 2013; she minored in civic engagement.

Alicia Sebastian, Housing and Community Development Director – California Coalition for Rural Housing

Alicia joined CCRH in August 2015 as the Housing and Community Development Director. She carries the organization's efforts throughout the San Joaquin Valley where she provides technical assistance to jurisdictions, community development corporations, and American Indian tribal communities. She is staff to the San Joaquin Valley Housing Collaborative and she supports resident engagement through the Residents United Network. Statewide, Alicia helps facilitate the Rural Smart Growth Task Force, leads CCRH's work on Cap and Trade, and is heading up CCRH's new Manufactured Housing initiative.

Before joining CCRH, Alicia worked in San Diego launching resident civic engagement programs focused on infrastructure, affordable housing, and transportation advocacy. Alicia also worked in San Diego strengthening food systems through access and education to healthy foods and small business support for local growers. Alicia began her career in public health in HIV prevention and treatment strategies in Santa Cruz. She grew up in the rural foothills between the San Joaquin Valley and Yosemite National Park, and it was as a youth there that she first fell in love with community advocacy work.

Alicia holds a Master of Arts in Nonprofit Leadership and Management from the University of San Diego, and a Bachelor of Arts in Community Studies and Education from UC Santa Cruz.

Opening Remarks

Jake Soberal, CEO – Bitwise Industries

Jake Soberal is the Chief Executive Officer of Bitwise Industries ("Bitwise"). Bitwise was founded in 2013 to move the technology industry in the Fresno Region forward. Bitwise provides quality place, education, and execution in Fresno for the technology industry. Bitwise provides resources in these areas on the belief that they are the missing pieces to the fast growth Fresno's technology industry. Place is comprised of two technology hubs (Bitwise Mural District, Bitwise South Stadium), and a collaborative workspace, Hashtag. Education is delivered via Geekwise Academy, a training program that teaches computer programming and infrastructure. Bitwise Industries provides execution by way of its full-service, custom software development firm, Shift3 Technologies.

Prior to co-founding Bitwise, Jake was an intellectual property attorney at Walter & Wilhelm Law Group. Jake is a graduate of Clovis High School, rowed for Varsity Men's Rowing Team at the University of North Carolina at Chapel Hill, is a nationally recognized oralist, thinks Fresno will soon be a global technology center, is an avid runner and

skier, prefers blue to red under all circumstances, and lives in Fresno on purpose. Jake is actively involved in a variety of community initiatives, mostly focused on economic development in the Fresno Region.

Keynote Address

Virginia Madueno, President – IMAGEN, LLC.

Virginia Madueno is the President of IMAGEN LLC., she is also Vice President of US Government Relations for the Sino American Trade Development Association in Beijing China. For over 15 years her advocacy work through her PR firm has addressed a variety of social issues in the San Joaquin Valley including gangs, narcotics, childhood obesity, environmental justice, sustainable communities, higher education, health care access, economic development, global trade, land use and transportation planning. She is a former council member and Mayor for the City of Riverbank California. She has a BA in Communications from CSU Stanislaus and is a graduate of the 2006 JFK School of Government at Harvard National Hispana Leadership Institute. Virginia was awarded 2008 Trailblazer Business of the Year by the National Association of Women Business Owners and Wells Fargo and was awarded the 2008 Latina Style Magazine Business of the Year Award, where she was awarded the Anna Maria Arias scholarship to attend the Dartmouth School of Business Minority Enterprise Program in 2009. Virginia was awarded the 2015 Spirit of Latina Award by the Latino Journal, 2014 La Raza Award by El Concilio. In 2013 Governor Jerry Brown appointed Virginia to the California Commission on Boating and Waterways. Virginia serves on the Board of Directors for the Modesto Chamber of Commerce, Gallo Center for the Arts, Board of Directors for the Central Valley Hispanic Chamber of Commerce, Board Member for the Stanislaus Family Justice Center, Board Member for Communities for a New California and Advisory Member to the President's Council at California State University Stanislaus.

Morning Breakout Sessions

Leilani Barnett, Regional Manager, Community Development – Federal Reserve Bank of San Francisco

Leilani leads multi-sector collaborations to overcome community development challenges by building on local assets in the inland areas of California, including the Central Valley and Sacramento, and San Diego and Ventura Counties. Her work includes Healthy Communities initiatives, cross-sector strategies, and innovative investment approaches. Through public/private/community-based partnerships, Leilani helps low- and moderate-income communities and families with workforce development, affordable housing, health, education, economic development, financial services, and small business and rural development.

Leilani's past experience includes having managed the Sacramento Housing and Redevelopment Agency's Section 8 (HCV) program, working as a consultant to Cities and Counties throughout California, and she has an extensive background in private real estate development, including transit-oriented, infill, mixed-use development, affordable housing, and master-planned communities. She received a B.A. from Brown University and a Master's degree in City and Regional Planning from U.C. Berkeley. She is based in Davis.

David Garcia, Chief Operating Officer – Ten Space Development

David knows a promising city when he sees it. David Garcia was born and raised in Stockton. After receiving his Bachelor's from UCLA, David relocated to Baltimore, Maryland to attend the Johns Hopkins Institute for Policy Studies, where he received his Master's degree. While living in Baltimore, David drew many connections between the city and his hometown. With so many attributes in common, how had Stockton missed the downtown renaissance that Baltimore and other urban centers had experienced? David accepted a job in Washington D.C., where he considered this question in greater detail.

In March of 2012, he created Stockton City Limits (SCL), a blog dedicated to growth, development, and urbanism. After establishing a connection with Ten|Space through SCL, David realized that they shared a similar vision for downtown spaces. David returned to his hometown to put ideas into action. David adds an essential voice to the dialog about smart growth. In his role at Ten|Space, he focuses closely on the mechanics of functional cities, blending his background in public policy with real-world experience in established urban centers.

Allison Joe - Deputy Director, Strategic Growth Council

Allison S. Joe, AICP works on efforts related to development and implementation of statewide and regional land use planning efforts, including implementation of Senate Bill 375, sustainable infrastructure, and infill and transit-oriented development policies. Allison has professional experience in public infrastructure finance, real estate market and financial feasibility analysis, economic development, housing policy, and industry sector analysis. Significant experience in market analysis and urban revitalization is a foundation of Allison's professional portfolio, particularly in the Central Valley and Southern California. Ms. Joe received her MA in Planning from the University of Southern California and a BA in Politics, Philosophy, and Economics from Claremont McKenna College. She is a member of the American Institute of Certified Planners, American Planning Association, and the Urban Land Institute, and is also a Commissioner on the Sacramento Metropolitan Arts Commission.

Stacey Murphy, Research Director – California Housing Partnership Corporation

Stacey joined CHPC in 2016. As Research Director, she is responsible for developing high quality, practical reports about housing needs and the benefits of increased investment in affordable housing for carbon emission reduction goals and health and educational outcomes. Prior to joining CHPC, she worked for almost 20 years on homeless policy and programs, including serving as the project manager for the first Pay for Success program in California in her role as Director of Strategic Initiatives at Abode Services. Prior to that, she served as a Policy Analyst at HomeBase, a technical assistance provider for homeless programs and local government agencies in the San Francisco Bay Area, and a Project Manager at HomeBase, supporting the development of permanent supportive housing New York City.

Stacey holds a Ph.D. and Master's Degree in City and Regional Planning from the University of California at Berkeley and a Bachelor's Degree in Political Science from Williams College.

Laura Podolsky - Policy Director, National Center for Sustainable Transportation

Laura Podolsky is the Policy Director for the National Center for Sustainable Transportation at the Institute of Transportation Studies at UC Davis where she leads efforts to leverage university expertise to inform energy, environmental, and transportation policy. Ms. Podolsky provides direct support to local, state, and federal policymakers and practitioners on the following transportation topics: low-carbon infrastructure and efficient system operation, alternative fuels and vehicle technologies, sustainable land use, and active transportation. Prior to joining UC Davis, she served as the Healthy Communities Program Director at the Local Government Commission where she worked with local policymakers and their staff to advance policies, programs and projects that create healthier places for people to live, work, and play.

Michael Sigala, Principal – Sigala, Inc.

Michael Sigala is principal and founder of Sigala Inc., a Fresno-Clovis based urban planning consulting firm. A majority of Sigala Inc's work assignments are for the eight Metropolitan Planning Organizations of the San Joaquin Valley where staffing and project management services are provided for numerous Valleywide activities. Michael has over 20 years of experience in urban planning, housing, real estate, public policy, redevelopment, and transportation planning. He is the former Housing and Community Development Director for the City of Fresno

and was a Senior Associate with Keyser Marston Associates in San Francisco. He has conducted market, feasibility, housing and redevelopment studies for numerous localities and major projects across California.

Michael is also a part time lecturer at the Fresno State Craig School of Business and is the founder and Board President for Innovative Development and Living Solutions of California, a local niche market housing nonprofit corporation.

Michael holds a Bachelors of Economics and a Masters of City and Regional Planning from the University of California at Berkeley. Mr. Sigala is a native of Fresno, California.

Robert Wiener, Executive Director – California Coalition for Rural Housing

Since 1981, Dr. Robert Wiener has been the Executive Director of the California Coalition for Rural Housing (CCRH), one of the oldest state low-income housing coalitions in the U.S. Under his leadership, CCRH has played a major role in federal and state housing policy and program efforts that have gained billions of dollars in financing, as well as land use supports, for production of new rental housing, self-help housing, farm labor housing, housing preservation, and other areas of housing provision. He has also overseen over 10 federal grants for provision of technical assistance and training to community-based and tenants organizations, tribes, and local governments in the San Joaquin Valley and other regions of the state, including needs assessments and design and implementation of local housing and community development programs and strategies. In 2006, he was honored as the “Inspirational Nonprofit Housing Leader of the Year” by the Nonprofit Housing Association of Northern California and as a “Housing Hero” by the Cabrillo Economic Development Association. In 2013, CCRH was recognized as “Rural Organization of the Year” at the annual conference of the National Community Reinvestment Coalition in Washington, D.C.

In addition, since 1993, Wiener has also been a lecturer in the Department of Human and Community Development (HCD), where he teaches in the area of housing and social policy and conducts a summer abroad course on Housing and Community Development in Barcelona, Spain. In 2004, he was recognized as a “Distinguished Educator” by the UCD student government. In 2011 and 2013, he was honored as “Lecturer of the Year Wiener has also lectured at Hamline University, Muhlenberg College, Juniata College, the University of Maine, Presque Isle, and Roger Williams University on housing and poverty issues under the Woodrow Wilson Visiting Fellows Program. In 1999, he co-edited and -wrote a landmark book on Housing in Rural America and has since contributed chapters in a variety of books, including a Right to Housing (2006), Inclusionary Housing in International Perspective (2010), and Rural Housing, Exurbanization, and Amenity-Driven Development. He has a doctorate in urban and regional planning from UCLA.

Directors’ Roundtable

Lisa Bates, Deputy Director, Housing Policy Development – California Department of Housing and Community Development

Lisa is the Deputy Director for Housing Policy Development at the California Department of Housing and Community Development (HCD). She is leading efforts to develop a State Housing Plan, provide housing policy direction on key department programs and policy initiatives including regional and local housing needs, homelessness, veterans housing, disaster resilience, and inter development support on transportation, health and social services interfaces , Prior to HCD, Prior to joining HCD, Lisa led comprehensive local and regional community development efforts, creating and administering affordable housing financing programs and overseeing development of housing policy at Sacramento Housing and Redevelopment Agency. Lisa is a licensed real estate broker and graduated from UC Davis with a Bachelor Degree in International Relations.

Janice L. Waddell, California State Director, Rural Development – U.S. Department of Agriculture

Janice Waddell was appointed by the Obama Administration to serve as California State Director for USDA Rural Development on December 13, 2015. She has more than 35 years of experience with Rural Development and its predecessor agencies, most recently serving as Assistant to the State Director. In that capacity she was closely engaged in the Obama Administration's Public Private Partnership Initiative, as well as border initiatives. Janice concurrently served as Native American Coordinator where she instituted new outreach efforts to California's Native American Tribes. Prior to that, she spent 19 years as Community Programs Director for California where she delivered more than \$1.2 billion in funding for improvements to water and sewer systems, and facilities for public safety, healthcare, and childcare among others projects.

Janice completed a degree in agriculture economics from Penn State University. She lives in Davis, California with her husband and daughter.

Randall Winston, Executive Director – Strategic Growth Council

Randall Winston is Executive Director of the California Strategic Growth Council, a state agency that brings together multiple agencies and departments to support sustainable communities emphasizing strong economies, social equity and environmental stewardship. Randall previously worked in Governor Jerry Brown's office helping to lead efforts to implement Executive Orders on Green Buildings and Zero Emission Vehicles, as well as international climate policy. Randall has also worked in the areas of architecture, urban development, venture technology and finance, including the integrated architecture and planning firm Foster + Partners before joining Governor Brown's Office. Randall was a founding director at Causes, a venture technology company led by Facebook's founding president, and worked in Beijing, China, both for SOHO China, an urban development and architecture firm, as well as Goldman Sachs Gao Hua Securities, a China mainland joint-venture with Goldman Sachs. Randall received a B.A. in Government from Harvard University and a Master of Architecture degree from the University of Virginia.

Afternoon Breakout Sessions

Tyrone Buckley, Policy Director – Housing California

Tyrone Buckley joined Housing California in March 2015 as legislative and policy advocate and focuses on land-use policy and housing finance. Prior to joining Housing California, Tyrone was a legislative advocate at California Rural Legal Assistance Foundation, where he focused on statewide land-use policy and rural affordable homes.

Tyrone began working on housing issues in 2005 as a U.S. Housing & Urban Development Fellow. Tyrone continued working on affordable-home issues as the executive director of Clean & Sober, a nonprofit committed to housing and helping homeless individuals struggling with drug and alcohol addiction, and then as policy director at the Sacramento Housing Alliance where he focused on affordable-home policy and environmental justice. At the Alliance, he worked on campaigns to promote brownfields clean-up efforts and protect local, mixed-income zoning ordinances. Before his housing advocacy, Tyrone was a legislative advocate at the Planning & Conservation League, directing the organization's environmental justice program.

Tyrone received an A.B. in political science from UC Davis; an MCRP from Cal Poly, San Luis Obispo; and a J.D. from UC Davis School of Law, King Hall.

Tom Collishaw, President/CEO – Self-Help Enterprises

Tom Collishaw is President and CEO of Self-Help Enterprises, a nationally recognized community development organization serving California's San Joaquin Valley. As the organization's fourth CEO in its 50-year history, Mr. Collishaw's efforts include expanding rental housing development, increased impact of water and sewer development activities, and creating large new multi-faceted developments in rural communities.

Prior to being appointed CEO, Mr. Collishaw served as the organization's Vice President. In this role, he oversaw all land and project development activity, including project financing for single family housing, rental housing, and water and wastewater activities. During his tenure as Vice President, Self-Help Enterprises developed thousands of single family and multifamily housing units across the San Joaquin Valley. Mr. Collishaw has also been active in regulatory promulgation, housing policy, and advocacy at the national, state, and local levels.

As an alumnus of Colgate University with a Bachelor of Arts degree, Mr. Collishaw is also a graduate of the NeighborWorks Achieving Excellence program at the Harvard Kennedy School of Government. He serves as a board member of the National Rural Housing Coalition, National Farmworker Housing Directors Association, National Rural Self-Help Housing Association, the California Coalition for Rural Housing, and Housing California.

Benjamin T. Duran, Interim Executive Director – Central Valley Higher Education Consortium

Dr. Benjamin T. Duran is a highly respected community college leader, teacher and former president of Merced Community College in California. He recently retired as superintendent/president of the Merced Community College District after serving 22 years in the district with the last 14 years as the CEO. He is a faculty member in the Ed.D. program at California State University, Stanislaus. As a statewide community college leader, Dr. Duran chaired the California Community College League's Commission on the Future and was appointed by Chancellor Jack Scott to the California Community College Chancellor's Office Student Success Task Force. During his tenure he chaired the Community College League's CEO Board, which led to his participation in the development of the Chancellor's Office Statewide Strategic Plan. He served for twelve years on the Chancellor's Office Economic and Workforce Development Advisory Committee. As a regional leader, he chaired the Central Valley Higher Education Consortium, an organization that brought together 25 community college and university CEOs to collaborate on higher education issues in the Central Valley of California.

Jeff Jackson – Chief, Program Compliance Branch – U.S. HUD – FHEO San Francisco; and, Imron Bhatti – Presidential Management Fellow, Programs Compliance Branch – U.S. HUD – FHEO San Francisco

Jeff Jackson and Imron Bhatti both work in the Office of Fair Housing and Equal Opportunity (FHEO), at the US Department of Housing and Urban Development's San Francisco Regional Office.

Jeff is Chief of FHEO's Programs Compliance Branch, which is responsible for working with recipients of funding from HUD to ensure their compliance with fair housing laws, including the Department's July 2015 AFFH Rule. Prior to his work with HUD which started in 1988, Jeff served as an officer in the US Navy's Judge Advocate General Corps, from which he has since retired at the rank of Captain. Jeff's undergraduate degree is from Stanford University, and he obtained his law degree from Boalt Hall at the University of California, Berkeley.

Imron is a Presidential Management Fellow in the Programs Compliance Branch, where his work has focused on implementation of the new AFFH rule. He joined HUD in late 2014, in the Department's Office of Strategic Planning in Washington. Before coming to HUD, Imron worked at the intersection of civil rights, urban planning, and education policy, and as a public school teacher in Chicago. He earned a law degree at King Hall at the University of California, Davis, and studied political science & economics at the University of Iowa.

Blake Konzal, Executive Director – Fresno County Workforce Investment Board

Mr. Konzal began his duties as Executive Director of the Fresno Regional Workforce Development Board (FRWDB) in May of 2002. A joint powers authority between the City of Fresno and the County of Fresno, FRWDB administers a fiscal year budget of nearly \$16 million, providing business and training services to Fresno County employers and residents.

Prior to joining FRWDB, Mr. Konzal served as Executive Director of the Silicon Valley Workforce Investment Board. Mr. Konzal also served as Head of the Special Projects unit for the South Bay Private Industry Council in Los Angeles County. He began his career in job training some 20+ years ago as a case worker and job developer at the Beach Cities One-Stop in Redondo Beach, CA.

Mr. Konzal holds a BA in Political Science and History from UCLA, a MA in Political Science from Cal State Fullerton and a Juris Doctorate from Loyola Law School in Los Angeles. Mr. Konzal and his wife, Charlotte, live in Fresno, California.

Betsy McGovern-Garcia, Program Director – Real Estate Development – Self-Help Enterprises

Ms. McGovern-Garcia has over 14 years' experience in affordable housing development, including feasibility analysis, assembling financing, project management, grant writing/compliance and affordable housing development. As Program Director of Real Estate Development for Self-Help Enterprises, Ms. McGovern-Garcia is responsible for all aspects of real estate development, including site identification, acquisition, entitlements and financing. Her expertise includes HOME, CDBG, LIHTC, Continuum of Care, and USDA Rural Development federal financing programs.

Prior to joining Self-Help Enterprises, Ms. McGovern-Garcia served as the Natural Resource Conservation Analyst for the City of Visalia and as the Project Manager for the City of Tulare where she secured and managed over \$6 million of grant and loan funding, which was leveraged to secure \$600 million of investment and resulted in the development of over 300 units of affordable housing. Ms. McGovern-Garcia has provided development consulting services for a variety of affordable housing developers and special needs service providers, and strives to promote sustainability throughout all aspects of community development.

Ms. McGovern-Garcia has served as a Board Member for the Kings/Tulare Continuum of Care on Homelessness and as a Committee Chair for the Tulare/Kings U.S. Green Building Council Branch.

Ms. McGovern-Garcia holds a Master's Degree in Business Administration from St. Ambrose University and is a Leadership in Energy & Environmental Design (LEED) Accredited Professional.

Carol Ornelas, CEO – Visionary Home Builders of California

Under her leadership, Visionary Home Builders has built and rehabilitated more than 1,200 units of rental housing and more than 700 residential homes for first time homebuyers. VHB's Homeownership and Rental Center provides education to the community on purchasing a home and the foreclosure or loan modification process. She serves with distinction as the first female developer in the Central Valley. She is commissioner for the Development Oversight Committee and Chairman of the City of Stockton Climate Action Team. She serves on the boards of Dignity Health, Building Industry Association (BIA), Delta Charter, The Business Council, and the Bank of America National Community Advisory Council.

Preston Prince, CEO – Fresno Housing Authority

As CEO of the Fresno Housing Authority with more than 25 years of housing and development experience, and with a master's degree in urban affairs from New School University, Preston is a successful collaborator and

social entrepreneur. He has served the National Association of Housing & Redevelopment Officials (NAHRO) at the national, regional, and local levels, most recently as the National President. While in Fresno, Preston has overseen the development of over 1,700 units of housing, including over 100 units of homeless housing, bringing Fresno over \$250 million of development. Preston continues his efforts in Fresno and across the country, working to end chronic homelessness, and bring awareness to the nexus between housing and education.

Ashley Werner, Attorney – Leadership Counsel for Justice and Accountability

Ashley Werner is an attorney at Leadership Counsel. Prior to joining LCJA, Ashley worked as a staff attorney with California Rural Legal Assistance, Inc.'s Community Equity Initiative, where she advocated for improved investment and equitable land use and planning practices in disadvantaged communities in the Central Valley. During and after law school, Ashley worked in Peru on matters related to human rights law litigation, women's rights, and rural development. Ashley received her J.D. from Boston College Law School and a B.A. in Economics and Religion from Swarthmore College. Ashley was born and raised in San Anselmo, California.

Janine Nkosi, Ed.D., Lecturer, Department of Sociology – Fresno State

Janine Nkosi, Ed.D. is a lecturer of sociology at California State University, Fresno. She teaches courses on contemporary social issues, critical thinking about social problems, and research methods with an emphasis on social justice through civic engagement. Projects include the development of the Fresno State Food Recovery Network, a student-led organization committed to creating food security by eliminating food waste, and Blight to Light, a local organizing committee dedicated to ensuring all renters have access to safe, decent and affordable housing. Dr. Nkosi was the co-recipient of the 2015 "Outstanding Faculty Spirit of Service Award," and the lead exemplar for the 2015 "President's Higher Education Community Service Honor Roll." She serves on the board of Faith in Community and the Lowell Community Development Corporation. She also serves on the Mayor-Council Code Enforcement Task Force aimed at reforming Fresno housing policy. She recently collaborated with stakeholders to write a participatory action research guide on grassroots efforts to produce equitable housing and on an Open Education Resource guide to educate tenants on their rights and responsibilities. Dr. Nkosi is currently conducting ethnographic fieldwork to explore the experiences of people living in substandard housing to better inform public policy and social change efforts.