

SESSION OVERVIEW

Housing and Workforce Development

Date and Time: Thursday, August 18, 2016, 2:00 – 3:30 pm

Location: Frank's Place

What role does affordable housing play in supporting employment and economic self-sufficiency?

Both employers and employees lose out when housing costs in accessible proximity to the workplace is too high relative to earned income. Without a sufficient supply of stable, affordable housing, employers can be at a competitive disadvantage in their ability to attract and retain workers. Furthermore, affordable housing services and partnerships can facilitate the support necessary for residents to attain self-sufficiency. This session will explore the strategies employed and partnership between affordable housing providers and community partners to address housing issues for the local workforce.

Possible Topics: Economic Stability, Self-Sufficiency, Homelessness, Training, Apprenticeship and Local Hire, Location-Efficient Housing, Housing and Job Sustainability, Focus on the Next Generation, Veterans Programs, Housing Economic Services and Programming

Facilitators:

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 almost 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.

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.

ISSUE PAPER

Housing and Workforce Development

Date and Time: Thursday, August 18, 2016, 2:00 – 3:30 pm

Location: Frank's Place

Facilitators: Preston Prince, Fresno Housing Authority; Blake Konzcal, Fresno County WIB

Purpose: Whether through resident services, housing development apprenticeships, or public benefits contracts affordable housing can support workforce development and how this partnership can affect economic outcomes community-wide. During the discussion, participants will be asked to think about what integration of affordable housing and workforce development could look like, and share examples of successful models such as employer-assisted housing and job training programs for residents of affordable housing. Likewise, participants will identify possible strategies to overcome challenges inherent to this work, such as ways to address employment of formerly homeless individuals or how to overcome the possible mismatch between community members' skills and those needed by employers.

Critical Issues:

1. Affordable Housing can provide many opportunities for workforce development. Low-income community members should be included in the building of low-income housing. Affordable Housing communities can be the resources for job training programs, job placement services, and other employment support serving the entire community.
2. Housing development is economic development, and the creation of mixed-use neighborhoods that provide a variety of activities, creates opportunities for employment and businesses.
3. Housing organizations — such as Housing Authorities, Nonprofits, and Community-Based Organizations — can help prepare community members to participate and advocate in Public Benefit Contracts. Specifically, there are a series of set-asides in federal contracts that often go without response and to which residents would be eligible to apply if they can organize to put together bids.

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and workforce development
- Challenges — whether related to capacity, resources, policy, or advocacy — that have made it more difficult to achieve successful workforce development and housing partnership models
- Next steps that the region can take in order to address these challenges

SESSION OVERVIEW

Housing and Community & Economic Development

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: Frank's Place

How can investing in affordable housing contribute to a community's overall economic development?

Community and economic development strengthens communities through higher quality jobs, increasing the local tax base, and diversifying the local economy. On an individual level, when housing is affordable and safe, low- and moderate-income families are in a better position to contribute economically within their communities. At a community level, affordable housing can be the catalyst for community reinvestment and reinvention.

Possible Topics: Mixed Use, Inclusionary Housing, Reinvestment in Downtowns, Job Creation, Construction and Development, Homeownership, Local Business Development, Financial Literacy, NIMBYism

Facilitators:

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.

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.

ISSUE PAPER

Housing and Community & Economic Development

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: Frank's Place

Facilitators: David Garcia, Ten|Space Development; Michael Sigala, Sigala, Inc.

Purpose: Whether through small business retail opportunities, job creation, or reinvestment in our downtowns – affordable housing development can support overall community development and this partnership can affect economic outcomes community-wide. During the discussion, participants will be asked to think about what integration of affordable housing and other community and economic development strategies could look like, and share examples of successful models such as mixed use developments and adaptive reuse. Likewise, participants will identify possible strategies to overcome challenges inherent to this work, such as ways to address resistance to density or how to effectively leverage funding sources.

Critical Issues:

1. **Communities' Changing Demographics** – With millennials at one end of the spectrum and older adults at the other, our society is seeing a shift in what people want and need from their community spaces. Whether in rural, urban, or suburban areas – people increasingly seek homes that are close to retail, jobs, health care, groceries, and entertainment. From young families to older adults seeking to age in place, the current market is struggling to provide the walkable, bike-able, and public transportation rich communities for the two largest populations.
2. **Land Use** – At the nexus of housing and economic development is land use and related zoning. As our communities shift development paradigms to meet changing needs, developers often face historic development patterns that favor suburban, single-family homes and separate, commercial and retail areas. Often, mixed use and mixed income housing – vital components of newer development models – are met with resistance.
3. **Reinvestment in Communities** – Many older areas of our region have seen the results of disinvestment with the loss of long-time residents, increasingly poor or undesirable housing stock, and land use policies that do not support retail or services in these older areas. Many of these areas have strong cores with walkability and access to transit, but they lack quality housing and necessary services. On the other hand, quality affordable housing is being developed outside of these core areas, and have the possibility of supporting retail and services, but are removed from transit and infrastructure. At times, reinvesting in communities results in physical and economic displacement of long-time residents or businesses. As development is incentivized in older, underserved communities, community economic development must be included in the process.
4. **Resources** – Since the loss of State Redevelopment Funding, communities have struggled to replace this flexible funding source. Few programs exist that support the comprehensive planning and development that is needed to meet the changing paradigms facing our communities. Is there more that Counties, Cities, and State funding programs can do to incentivize creative reuse and reinvestment in underserved communities, and help to prevent displacement?

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and community and economic development
- Challenges – whether related to capacity, resources, policy, or advocacy – that have made it more difficult to achieve successful community & economic development and housing partnership models
- Next steps that the region can take in order to address these challenges

SESSION OVERVIEW

Housing and Health

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: The Grand on Ten (Breakout)

How can affordable housing make a difference in community health outcomes?

Housing is generally a family's greatest single expenditure; as a result, several housing-related factors can help or harm health in major ways. Whether considering direct health impacts or social determinants of health, where people live matters. A zip code is one of the single greatest determinants of an individual's quality of life, access to employment and educational opportunities, and mortality rate. Often, how communities plan for housing affects community health outcomes and access to resources.

Possible topics: Quality of Housing, Location-Efficient Housing, Access to Healthy Foods, Aging in Place, Special Needs Housing, Homelessness and Residential Instability, Public Infrastructure, Healthy Housing Design, Green Building Strategies, Health Centers, Community Safety, Built Environment, Development Resources

Facilitators:

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.

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.

ISSUE PAPER

Housing and Health

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: The Grand on Ten (Breakout)

Facilitators: Stacey Murphy, CHPC; Leilani Barnett, Federal Reserve Bank of SF

Purpose: Whether through reduced costs of housing, increased access to services, or the built environment, stronger health and housing partnerships can affect health outcomes community-wide. During the discussion, participants will be asked to think about what integration of affordable housing and health could look like and share examples of successful models. Likewise, participants will identify possible strategies to overcome challenges inherent to this work, and possible steps we can take, as a region, to further promote alignment between health and housing.

Critical Issues:

1. If people spend over half of their income on housing, there is little left for anything else.
2. Unaffordability of housing is related to food insecurity, lack of medical care, and limited access to needed medications
3. Housing instability, inadequate housing, and homelessness are social health epidemics in all communities. Housing unaffordability means that low-income people have fewer choices in where they live, and they are more likely to live in overcrowded, poorer quality homes
4. Substandard housing more than an inconvenience for low-income residents, it is a public health crisis. Exposure to lead paint, insect and cockroach infestations, and toxic mold cause permanent nervous system damage, chronic respiratory illness, asthma, lung disease, and other related illnesses
5. Housing generates the best health outcomes when it is located close to public transportation, job centers, and schools. Communities that are walkable and bikeable with connected sidewalks, sufficient street lights, properly mitigated intersections, established bike lanes, and open greenspace also contribute to community members' level of physical activity and overall community safety.
6. People living close to grocery stores with access to healthy foods and fresh produce have lower rates of diet-related health conditions
7. Substandard housing is correlated with concentrated poverty, historic racial and ethnic segregation, inconsistent residential and industrial zoning, and inequitable public investment
8. Locating subsidized housing away from heavy industry, superfund sites, and busy highways can reduce low-income people's exposure to polluted air and water and reduce rates of chronic illness
9. By investing in quality, affordable, and safe housing, communities can more effectively deconcentrate poverty, provide greater access to community assets such as healthy food, jobs and education, reduce exposure to environmental pollutants, and improve overall health outcomes

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and health
- Challenges – whether related to capacity, resources, policy, or advocacy – that have made it more difficult to achieve successful health and housing partnership models
- Next steps that the region can take in order to address these challenges

SESSION OVERVIEW

Housing and Transportation

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: The Grand Ballroom

How can we come together to better coordinate housing and transportation development and investments?

As communities grow physically based on market demand and changing demographics, the relationship between housing and transportation becomes increasingly complex and important to address. If not properly linked, they can create costly and unhealthy environments that diminish quality of life, prohibit access to housing and work opportunities, and raise household costs. Well-connected neighborhoods with affordable housing options, safe and walkable streets, adequate public spaces, and transportation options with access to employment centers, goods and services, schools, and amenities can positively shape and define whole communities and foster economic progress.

Possible Topics: Cap & Trade, Transit Oriented Development, Infill and Density, Disadvantaged Communities, Built Environment, Aging In Place, Active Transportation, Housing and Transportation Affordability Index, Special Needs Housing, Technology and User Choice, Rural, Smart Growth

Facilitators:

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 and programs, including the State Affordable Housing and Sustainable Communities program. 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 former Commissioner on the Sacramento Metropolitan Arts Commission.

Laura Podolsky - Policy Director, National Center for Sustainable Transportation, UC Davis

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.

ISSUE PAPER

Housing and Transportation

Date and Time: Thursday, August 18, 2016, 10:30 am – 12:00 pm

Location: The Grand Ballroom

Facilitators: Allison Joe, Strategic Growth Council; Laura Podolsky, National Center for Sustainable Transportation, UC Davis

Purpose: Where people live and how they get to work, school, healthcare, and other key destinations has far reaching impacts including health outcomes, community economic development, and the environment. During this discussion, participants will be asked to think about what a community would look like with connected housing and transportation, and to reflect on the components needed to get there.

Critical Issues:

1. **Poverty:** How do transportation and housing planning and development decisions effect individual and community economic opportunity?
2. **Economic Development:** How can we leverage housing and transportation investments to support neighborhood-serving businesses and job training opportunities? On the opposite end of the spectrum, how do we support a sustainable freight system in the era of infill development?
3. **People Living with Disabilities:** How do we better design communities to support the needs of people living with disabilities?
4. **Aging in Place:** What are communities doing to account for the ‘silver tsunami’ facing our communities as people live longer and seek more active, independent lifestyles in both the housing and transportation sectors?
5. **Built Environment:** How does walking, biking, and greenspace fit into our concepts of housing and transportation development?
6. **Density:** Why do conversations of housing and transportation always circle around density, and what does this look like in the Valley? How does the density of our communities and neighborhoods affect transportation choices available to residents?
7. **Rural Communities:** As public policy, development trends, and cultural preference shift away from car-centric community design, how do rural communities fit in this new paradigm? How can rural communities better incorporate sustainability principles? And as a result, what are the transportation and housing needs in rural areas that may not be met? And what are innovative solutions for meeting these needs?
8. **A Matter of Choice:** What does it truly mean for all members of a community to have a choice in where they live and the transportation they choose?
9. **Technology:** From telecommuting, to new technology-driven transportation services (e.g., carsharing, bikesharing, ridesharing,), to energy-efficient cars – how is technology changing housing and transportation options? How can all communities benefit from these technological advances?

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and transportation
- Challenges – whether related to capacity, resources, policy, or advocacy – that have made it more difficult to achieve successful transportation and housing partnership models
- Next steps that the region can take in order to address these challenges

SESSION OVERVIEW

Housing and Education

Date and Time: Thursday, August 18, 2016, 2:00 – 3:30 pm

Location: The Grand on Ten (Breakout Room)

How can affordable housing support education outcomes across Valley communities?

Quality, healthy, and stable housing has proven a strong factor in determining students' educational success and affordable housing sites can bring resources and services community-wide, not only for residents. Housing partnerships may have more to offer to schools and other advocates working to improve educational outcomes for Valley students.

Possible Topics: Housing Education Services and Programming, Transition Aged Youth, Homeless Families, Stability for Students, Neighborhoods, Access to Opportunity, School to Prison Pipeline, Underserved Communities, Property Taxes, Teacher and Parent Engagement, Focus on the Next Generation, Healthy Housing, Housing in the first 5

Facilitators:

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.

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.

ISSUE PAPER

Housing and Education

Date and Time: Thursday, August 18, 2016, 2:00 – 3:30 pm
Location: The Grand on Ten (Breakout Room)
Facilitators: Carol Ornelas, Visionary Home Builders; Ben Duran, CVHEC

Purpose: Whether through resident services, partnerships with local schools, or through providing stable homes, affordable housing can support education outcomes for individuals and community-wide. During the discussion, participants will be asked to think about what integration of affordable housing and education can look like, and share examples of successful models such as the longstanding relationship between Head Start early childhood education centers and affordable housing communities. Participants will identify possible strategies to overcome challenges inherent to this work, such as ways to address the unique housing needs of Transition Age Youth coming out of the Foster Care system and looking to attend college.

Critical Issues:

1. **Housing Stability** – Housing instability, homelessness, or overcrowding can have enormous impacts on student success. Emotional and physical stressors prevent students from meaningfully engaging or participating while in school, likewise, housing challenges can make it nearly impossible for students to complete homework or assignments outside of class.
2. **Housing Affordability** – As the cost of housing soars, many families struggle to pay rent or afford other necessities. Students struggle if there is little food, no medication when they are sick, or if they must watch their siblings while their parents work. Often, families are busy working and do not have the luxury of volunteering in their children's school, in attending parent-teacher conferences, or helping with homework and therefore face challenges in engaging in their children's education.
3. **Housing Quality** – Not only is housing expensive, but many existing homes in the San Joaquin Valley are in poor condition, lack access to clean water, have inadequate heating or cooling, contain asbestos or lead-based paint, are overrun with insect infestation, do not have functioning plumbing, or are located in areas of extreme pollution such as near industrial sites or freeways. All of these factors contribute to the health and well-being of students and impact their ability to attend and succeed in school.
4. **Housing Location** – Housing located near schools, public transportation, parks, grocery stores supports students and families in accessing resources, staying healthy, and saving money. Housing with greenspace, sidewalks, bike and pedestrian pathways, and sufficient lighting contribute to safer communities which includes preventing street violence and deterring gang activity. Where housing is developed has significant outcomes for students.
5. **Housing for All** – Affordable Housing can help provide specific support to students with particular needs. For example, housing specially targeted for farm workers, transition aged youth, formerly homeless families, families with children with disabilities, or for families with children who are living with a mental illness.
6. **Access to Community Resources** – Affordable housing communities often have playgrounds, community kitchens, community centers, libraries, and computer labs. These community spaces are home to a wide range of events, workshops, tutoring, job training, nutrition support, and other programs. Many times, these spaces and programs are available to community members outside of the housing development itself.
7. **Partnerships** – Affordable housing communities are limited in the services and programs they can provide based on funding restrictions, staff capacity, or other factors. Partnerships with local organizations, health centers, schools, and other community resources are vital to the success of residents and their communities.

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and education
- Challenges – whether related to capacity, resources, policy, or advocacy – that have made it more difficult to achieve successful education and housing partnership models
- Next steps that the region can take in order to address these challenges

SESSION OVERVIEW

Housing and the Environment

Date and Time: Thursday, August 18, 2016, 2:00 – 3:00 pm
Location: The Grand Ballroom

In what ways is affordable housing an environmental issue?

Often, substandard housing is correlated with concentrated poverty, inconsistent residential and industrial zoning, and inequitable public investment. Where and how subsidized housing is built – near heavy industry, superfund sites, busy highways – or densely and connected to transit with high energy efficiency and adequate green space – is a key factor in addressing environmental injustices. Improving housing quality and community health is just as important to environmental sustainability as regulating pollution or conserving undeveloped land.

Possible Topics: Healthy Housing, Blight, CalEnviroScreen and Disadvantaged Communities, Neighborhoods, Land-Use and Zoning, Community Plans, Land Use, Water and the Drought, Housing Locations, Toxins and Waste Sites, Housing Quality, Farmland, Sustainability and Environmental Impacts, Green Building Strategies, Water conservation projects, Zero Net Energy, Grey water, Low income weatherization, AB 693

Facilitators:

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.

Ashley Werner, Attorney – Leadership Counsel for Justice and Accountability

Ashley Werner is an attorney at Leadership Counsel, where she and her colleagues work alongside residents of the Central Valley and Coachella Valley's disadvantaged communities to secure equal access to opportunity regardless of wealth, race, income, and place. Through organizing, policy advocacy, and selective impact litigation, Ms. Werner and her co-workers work to expand access to the decision-making processes that impact residents' lives and to advance access to basic infrastructure and services, including clean drinking water, sewer, sidewalks, and street lights; efficient and affordable transportation; safe and affordable housing; and a healthy environment for all residents. Prior to joining Leadership Counsel, Ashley worked as a staff attorney at California Rural Legal Assistance, Inc.'s Community Equity Initiative. 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.

ISSUE PAPER

Date and Time: Thursday, August 18, 2016, 2:00 – 3:00 pm
Location: The Grand Ballroom
Facilitators: Betsy McGovern-Garcia, Self-Help Enterprises; Ashley Werner, Leadership Counsel for Justice and Accountability

Purpose: From Housing Elements and land use policies to water conservation and energy efficiency trainings for residents, affordable housing development can have community-wide environmental outcomes. During the discussion, participants will be asked to think about what ways in which the Valley can better integrate affordable housing development and preservation efforts with environmental goals. Likewise, participants will identify possible strategies to overcome challenges inherent to this work.

Critical Issues:

- 1. Planning for Housing** – Where we build subsidized housing and how we identify potential sites – especially in overburdened communities like those identified by CalEnviroScreen – impacts agriculture, water, transportation, and air quality. Critical planning documents like Housing Elements and General Plans can be powerful tools in mitigating environmental impacts of housing development, addressing environmental health impacts near existing housing, and advancing housing opportunity in neighborhoods with lower pollution burdens, but only if they are used effectively. In both rural and urban areas affordable housing developments struggle to find resources for access to water, necessary infrastructure, and green space – while market rate development sprawls in other areas.
- 2. Water Conservation and Graywater Opportunities** – As the drought continues and impacts many SJV communities, there is continued need for affordable housing developers to integrate water conservation and recycling technologies in new development and to identify meaningful opportunities to retrofit existing housing stock to conserve water and be more efficient. Technologies include moisture based irrigation sensors, low flow fixtures and toilets, and graywater recycling systems. What are the challenges surrounding this technology and large scale implementation?
- 3. New Resources for Energy Efficiency (EE) and Renewables** – EE continues to be a challenge as the State’s energy code moves toward zero net energy (ZNE) development and energy costs continue to rise in existing housing projects. New funding sources, such as the Low-Income Weatherization Program and funding for solar PV through AB 693, are becoming available. Have these programs been designed to be effective, are housing practitioners aware of them, and how can housing providers and impacted residents be more involved in policy and program development as we strive for ZNE housing and preservation of existing affordable housing stock?
- 4. Greenhouse Gas Mitigation and Funding** – How can we maximize Cap-and-Trade funding to have the most substantial impact on overburdened communities in the San Joaquin Valley? What opportunities exist and what barriers do stakeholders encounter when attempting to access these resources? How can the SJV work together to reduce GHG emissions and improve communities through affordable housing development? What other funding sources can we access or must be created in order to expand access to affordable housing and environmental quality in our cities, counties, and region?

Anticipated Outcomes: Participants will identify,

- Opportunities to strengthen partnerships between affordable housing and the environment
- Challenges – whether related to capacity, resources, policy, or advocacy – that have made it more difficult to achieve successful environment and housing partnership models
- Next steps that the region can take in order to address these challenges