

2nd Annual San Joaquin Valley
Affordable Housing Summit 2013

***Building Resilient Communities in the
Evolving Regional Landscape***



September 25, 2013

Holiday Inn Fresno Downtown
1055 Van Ness Avenue, Fresno, CA 93721

*Brought to you by the San Joaquin Valley Housing Collaborative in partnership
with the Federal Reserve Bank of SF, the California Partnership for the SJV,
Housing CA & the California Coalition for Rural Housing.*

2nd Annual San Joaquin Valley
Affordable Housing Summit
Building Resilient Communities in the Evolving Regional Landscape

September 25, 2013 – 9:00am to 4:00pm
Holiday Inn® Hotel and Convention Center – 1055 Van Ness – Fresno, CA

SJV Housing Collaborative Welcome & Introduction **9:00 am**

- Darryl Rutherford, Federal Reserve Bank of San Francisco
- Deidre Kelsey or Carol Ornelas, San Joaquin Valley Housing Collaborative
- Title Sponsor: Jerome “Otis” Odell, AIA, Partner, PBWS Architects

Morning Plenary – Investing in What Works **9:15 am**

- David Erickson, Federal Reserve Bank of San Francisco
- Response Panel: Investing in what’s working in the SJV
 - Marisol de la Vega Cardoso, Director of Business Development, Family HealthCare Network
 - Hugo Ramirez, Community Development Specialist, City of Modesto
 - Suzanne Hague, Suzanne Hague, AICP, Strong Cities, Strong Communities (SC2) Fresno, EPA
 - Luis Sanchez, NeighborWorks HomeOwnership Center Sacramento - Stockton Office

Concurrent Breakout Sessions **10:35 am**

- **Affordable Homes for Valley Residents are Key to a Sustainable Future: Tools for Advocacy and Development:** SB 375 implementation and emerging emissions-reducing policies for development near jobs and opportunities
- **Affordable Housing and the Community Reinvestment Act:** Equitable rural development, capitalization challenges, financing, and non-profit homeownership promotion
- **Uniquely Rural - Challenges and Opportunities for Non-Urban Housing Development:** Rural development and non-urban strategies and opportunities for affordable housing

Lunch Keynote – Imagining a Finance System that Works **12:00 pm**

- Title Sponsor: Preston Prince, Executive Director, Fresno Housing Authority
- Barry Zigas, Director of Housing Policy, Consumer Federation of America

Concurrent Breakout Sessions **1:05 pm**

- **Defining and Financing Special Needs Housing:** Funding sources’ definitions of special needs housing for elderly, formerly homeless, foster youth, and formerly incarcerated.
- **Housing Challenges and Opportunities for Local Government, Public Agencies and Non-Profits:** Solutions from Valley advocates who’ve taken on affordable housing challenges
- **Foreclosure Assistance and Recovery: Have we turned the corner?** What’s available, what’s working, and other solutions for homeowners who can’t stay in their home

Financing Affordable Housing in the San Joaquin Valley **2:25 pm**

- Moderator – Rob Wiener, California Coalition for Rural Housing
 - Laura Whittall-Scherfee, CalHFA & Department of Housing and Community Development
 - Bill Pavao, California Tax Credit Allocation Committee
 - Glenda Humiston, USDA Rural Development
 - Cynthia Abbott, U.S. Department of Housing and Urban Development

A Year in Review and What’s To Come **3:25pm**

- Shamus Roller, Executive Director, Housing California

Valley Showcase and Concluding Remarks **3:45pm**

- Darryl Rutherford, Federal Reserve Bank of San Francisco

Event Concludes **4:00pm**

WELCOME TO THE

2ND ANNUAL SAN JOAQUIN VALLEY

Affordable Housing Summit

Building Resilient Communities in the Evolving Regional Landscape



Dear Summit Attendees,

The San Joaquin Valley Housing Collaborative and our co-sponsors are very pleased to welcome you to the 2nd Annual Affordable Housing Summit. Our theme this year is “Building Resilient Communities in the Evolving Regional Landscape.” The Valley’s recovery from the foreclosure crisis has been severely hampered by the loss of Redevelopment Agencies and by the tendency for the Valley to be overlooked by key business investors. But the nature of the Valley is one of resiliency and innovation. The ongoing need for housing that is safe, decent and affordable for the diverse needs of our more vulnerable population – special needs, seniors, farmworkers, and low income wage earners – will be met by collaboration through public and private partnerships.

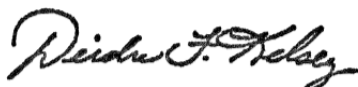
Today, more than ever, we seem to be in danger of losing the nation’s focus on the promise of decent and safe places to live for all. The Housing Act of 1949 dedicated the nation to the pursuit of “a decent home and a suitable living environment for every American family.” For 64 years this promise has been kept, in large part through the partnership of community-based developers and public and private funding streams. These and other resources have worked together to house thousands of San Joaquin Valley families and individuals successfully. But we are slipping back on these promises. Our challenge, working together, is to search for those needed changes and new resources that have yet to be tapped. In the meanwhile, we are committed to building resilient communities by creating a system devoted to strengthening community development through inter-agency structures.

We hope that the Summit will help foster new relationships among its participants, laying the foundation for more opportunities to work together toward lasting change. We urge you to continue the dialogues begun here. We hope you are able to gather new ideas and strategies, learn and share in workshops and other events, strengthen your resolve to improve conditions in your communities, and accomplish new goals.

The San Joaquin Valley Collaborative also would like to thank the partners who have helped make the 2013 Affordable Housing Summit possible. The Summit is a true collaborative effort of the San Joaquin Valley Housing Collaborative and more than 34 different organizations. We thank them for their help in designing the Summit agenda, as well as identifying workshop topics and speakers. We are especially grateful to our sponsors and major contributors, whose generosity allows us to keep registration fees low. Their support of the 2013 Affordable Housing Summit made it possible for all attendees.

In 1922 the poet Robert Frost wrote, “I have promises to keep and miles to go before I sleep.” In a 1966 message to Congress, President Lyndon Johnson said that the “abolition [of] rural poverty may require a journey of a thousand miles.” In 2013 we still believe in the promises, and are still willing to travel the miles. Thank you for being a part of the 2013 Affordable Housing Summit.

Sincerely,





Board of Directors

Chairperson: Deidre Kelsey – District 4 Supervisor, County of Merced



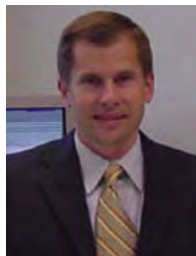
Vice-chairperson: Carol Ornelas – CEO, Visionary Home Builders of California (VHB)



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.

Secretary: Stephen Pelz – Executive Director, Kern County Housing Authority



Since 2005, the Housing Authority has increased Agency owned or managed affordable housing by over one-third, enhanced resident services, expanded permanent housing for the homeless and developed new partnerships with community organizations.

During his 13 years with Kern County Department of Human Services, Stephen served as a Social Worker, Supervisor, Program Director and interim Chief Financial Officer.

He received his undergraduate degree from California State University, Bakersfield.

Treasurer: Andy Haussler – Housing Project Manager, City of Clovis



Andy Haussler oversees the operation and development of affordable housing programs and projects including first-time homebuyers programs, owner-occupied rehabilitation programs, the development of land for construction of single- and multi-family projects, and seeks grants to leverage local housing funds. He manages a multitude of grants focused on affordable housing and community development.

Andy started his career with AES Corporation, where he marketed and managed electricity contracts in Long Beach. As a budget analyst for Fresno County, he worked on affordable housing finance and neighborhood revitalization.

Andy received an undergraduate degree from Fresno Pacific University and is currently pursuing an MBA.

Oscar Cabello – District Manager, Wells Fargo



Claudia Cazares – Project Manager, Housing Alliance of Fresno



Ray Chavez – Board member, Self-Help Enterprises



Ray Chavez served from 2004 to 2012 as the Administrator of the Head Start and State Preschool program at the Tulare County Office of Education, before retiring. He had worked 25 years with the Tulare County Department of Public Services in various frontline and upper management positions, and also for the State of California Employment Development Department in Delano and Wasco.

He has served over 30 years on the Self Help Enterprises Board of Directors, and was an active member of the California Head Start Association, Commissioner for First 5 Tulare County.

He graduated from New Mexico State University.

Michael Duarte – Senior Development Manager, Fresno Housing Authority



Michael is responsible for all multi-family housing real estate transactions; in 2013, the Fresno Housing Authority has received four 9% LIHTC awards totaling 65 million dollars of state and federal tax credits. Since joining the Fresno Housing Authority in 2007, Michael Duarte has secured financing for 16 Low Income Housing Tax Credit projects. He has worked on projects targeting rehabilitation and creation of public housing, senior housing, family housing and permanent supportive housing for the homeless.

He received a B.S. in Business Administration–Finance from Fresno State.

Denise Fletcher – Program Director, Self-Help Enterprises (retired)



Ms. Fletcher provided overall management, fiscal control, program development. Ms. Fletcher’s staff wrote grant applications, rehabilitated or reconstructed homes for low-income households, managed partners’ grants and loan portfolios, directly implemented housing grants, and provided assistance to low-income homebuyers. Ms. Fletcher retired after 29 years with SHE.

She is active with the California Rural Housing Coalition, the National Rural Housing Coalition, the Council of State Community Development Agencies, the San Joaquin Valley CRA Collaborative, and the CDBG & HOME advisory committee.

Greg Gatzka – Director, Kings County Community Development Agency



Over the past decade, Mr. Gatzka has managed land use permitting and advanced planning processes for Kings County. He authored the 2035 Kings County General Plan, developed the Kings County Regional Housing Needs Allocation Plan and the Countywide Multi-Jurisdiction Housing Element, and designed a GIS-based formula in evaluating residential land use.

Gatzka serves as LAFCO Executive Officer of Kings County and Planning & Intelligence Section Chief of Kings County's Emergency Operations Center, integrating regional Blueprint principles and LAFCO policies in coordination with efforts for agricultural land preservation.

Peter Herzog – President, Affordable Housing Development Corporation (AHDC)



Peter Herzog is currently acting President of AHDC and a member of its Board of Directors. His primary scope of activity includes the direction and execution of market analysis, site acquisitions, product design, city entitlements and financing for all projects. Mr. Herzog has continued to manage and maintain AHDC's relationships with major financial partners, city and state government agencies and Housing Authorities to ensure the success of AHDC's existing communities and provide continuing opportunities for new growth.

Barbara Kauss – Executive Director, San Joaquin Housing Authority



Nathan Magsig – Weatherization/RME Director, Fresno EOC; Mayor Pro Tem, City of Clovis



Nathan Magsig previously served as Executive Director for the Coalition for Urban Renewal Excellence, lecturer at Fresno State, Field Representative and District Director for the 29th Assembly District, and Youth Leader for the New Covenant Community Church.

He is a board member for both Fresno County's and Clovis' Boys and Girls Clubs, the Fresno Rescue Mission Capital Campaign, and the Criminology Advisory Board at California State University-Fresno. He serves on the Fresno County Airport Land Use Commission and the League of CA Cities Housing and Economic Development Policy Committee.

He received a B.S. and M.S. in Criminology, and an MBA from California State University-Fresno.

Chuck Riojas – Business Agent, IBEW 100

Hector Uriarte – Green Jobs Coordinator, Proteus, Inc.

Dennis Wallace – Executive Director, Habitat for Humanity Bakersfield



John Wright – Director of Planning and Development Services, City of Clovis (retired)



John Wright served for 30 years as Director of Planning and Development Services for the City of Clovis until his retirement from full time work in 2008. His accomplishments there include the development of a fully-funded major facilities streets program, some of the first major trails projects in the region, and redevelopment of “Old Town Clovis”. He continues to provide pro bono service to the city in several areas, and serves in his church organizing community service projects and community relations.

He assisted the Fresno Council of Governments in the development of the Valley Blueprint. He chairs the San Joaquin Valley Planner’s Network, and the Valley-wide Greenprint Steering Committee, and serves on the 2014 Fresno Regional Transportation Plan Update Roundtable and in the Clovis Community Foundation.



San
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Thank you to our wonderful sponsors for supporting the San Joaquin Valley Housing Collaborative and our 2nd Annual San Joaquin Valley Affordable Housing Summit 2013: Building Resilient Communities in the Evolving Regional Landscape!

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ESA | Community Development
Ray Chavez

Individuals

Denise Fletcher
Felicity Gasser

Summit Agenda and Workshop Descriptions



8:00 am – 9:00 am **Registration and Continental Breakfast** *Sierra Grand Ballroom*

9:00 am – 9:15 am **SJV Housing Collaborative Welcome & Introduction** *Sierra Grand Ballroom*

The San Joaquin Valley Housing Collaborative is a non-profit organization (501c3) formed as a regional organization to specifically address housing issues in the eight county region of the San Joaquin Valley. The Collaborative not only serves as a much needed forum to discuss regional challenges and strategies to address the Valley's long and short term housing goals, it also serves as an invaluable tool for the region to organize as one voice when communicating with state and federal policy makers and regulatory agencies.

Darryl Rutherford, Regional Manager, Federal Reserve Bank of San Francisco

Deidre Kelsey or Carol Ornelas, San Joaquin Valley Housing Collaborative

Title Sponsor: Jerome "Otis" Odell, AIA, Partner, PBWS Architects

9:15 am – 10:30 am **Morning Plenary – Investing in What Works** *Sierra Grand Ballroom*

Successful community development is based on attention to both the physical infrastructure, whether housing or commercial spaces, and the health and welfare of the residents therein. Safe and affordable housing will always be an important concern for lower-income Americans, but the recent recession and resulting damage to communities across the country make it clear that communities are more than physical structures. Sustainable communities—those that can weather economic downturns—not only provide decent housing, but also have the resources to support individuals and families and to create a dynamic business environment. For this reason, community development today is a multidisciplinary exercise that challenges us to think holistically about how housing relates to jobs, educational opportunities, transportation, health care, and other services and amenities.

David Erickson, PhD, Director, Center for Community Development Investments, Federal Reserve Bank of San Francisco

Response Panel: Investing in What's Working in the SJV

Marisol de la Vega Cardoso, Director of Business Development, Family HealthCare Network

Hugo Ramirez, Community Development Specialist, City of Modesto

Suzanne Hague, Suzanne Hague, AICP, Strong Cities, Strong Communities (SC2) Fresno, EPA

Luis Sanchez, Central Valley Region Manager, NeighborWorks® HomeOwnership Center-Stockton

Summit Agenda and Workshop Descriptions

10:35 am – 11:50 am Morning Concurrent Breakout Sessions

Affordable Homes for Valley Residents are Key to a Sustainable Future: Tools for Advocacy and Development

El Capitan

In this workshop participants will hear about implementation of SB 375 and other statewide smart growth policies in the San Joaquin Valley. Presenters will provide perspectives on the challenges and opportunities these policies bring to the San Joaquin Valley, including development of funding and implementation strategies being developed both on the ground and in the Capitol, to build and sustain affordable homes located near jobs and other opportunities.

Alexa Washburn, Principal, ESA

James Pappas, Housing Policy and Preservation Associate, California Housing Partnership Corporation

Chris Benner, Associate Professor, University of California, Davis

Tom Collishaw, Development Director, Self-Help Enterprises

Felicity Gasser, Sustainable Communities Coordinator, Housing California (Moderator)

Using the Community Reinvestment Act (CRA) to Encourage Development

Bass Lake

Join the San Joaquin Valley CRA Collaborative for a discussion on the need to encourage more development in the San Joaquin Valley. Learn about the challenges faced by developers in bringing capital; the challenges faced by consumers trying to secure mortgages for home purchase in rural areas; and the challenges non-profits encounter developing and promoting homeownership. Let's hear from experts on ways to overcome these obstacles, bring more resources to the Valley and how the Community Reinvestment Act may play a part in this effort.

Kevin Stein, Associate Director, California Reinvestment Coalition

Carol Ornelas, CEO, Visionary Home Builders of CA, Inc.

Tim McKinley, Directing Attorney, California Rural Legal Assistance, Delano

Della Hodson, President, United Way of Kern County

Kevin Hill, San Joaquin Valley Coordinator, Greenlining Institute (Moderator)

Uniquely Rural: Challenges and Opportunities for Non-Urban Housing Development

Mt Whitney

With federal cuts to USDA and HUD, the exhaustion of state housing resources, and the shrinkage in the number of rural-eligible jurisdictions, developing affordable homes in rural and urban fringe areas has become increasingly difficult. In this workshop, we will discuss the unique challenges facing rural development and present specific opportunities and strategies for the survival and growth of affordable housing in non-urban areas.

Peter Carey, CEO, Self Help Enterprises

Ilene Jacobs, Director of Litigation, Advocacy and Training, California Rural Legal Assistance, INC

Ray DePerry, Executive Director, Tule River Housing Authority

Jose Ramirez, City Manager, City of Livingston

Maya Abood, Housing and Community Development Specialist, California Coalition for Rural Housing (Moderator)

Summit Agenda and Workshop Descriptions

12:00 pm – 1:00 pm **Lunch – Imagining a Finance System that Works** *Sierra Grand Ballroom*

Title Sponsor: Preston Prince, Executive Director, Fresno Housing Authority

Barry Zigas, Director of Housing Policy, Consumer Federation of America

Barry Zigas became Director of Housing for Consumer Federation of America in 2008. He is responsible for CFA's policies on housing and mortgage finance including secondary market systems, foreclosure and loan modification policies, and community reinvestment issues. He also consults with housing and community development nonprofits and foundations on strategy, innovation and leadership through his firm Zigas and Associates LLC. He was appointed as member of the Bipartisan Policy Center's Housing Commission in December, 2011, and previously served on the Rouse-Maxwell Task Force and the Mitchell-Danforth Task Force in the 1980's. His articles and commentary have appeared in American Prospect, American Banker, Washingtonian, and other publications, and he is frequently quoted in print and electronic media.

1:05 pm – 2:20 pm **Afternoon Concurrent Breakout Sessions**

Defining and Financing Special Needs Housing

El Capitan

This workshop will examine the current definitions of special needs and/or supportive housing as it relates to local, state, and federal funding sources. Particular attention will be paid to financing housing for extremely vulnerable group such as the elderly, formerly homeless, transitioning foster youth, and formerly incarcerated individuals. Using data from the 8-county region of the San Joaquin Valley, the workshop will evaluate which segments of the region's population face the greatest difficulty in accessing housing and how cities, counties, and nonprofits can access the resources needed to provide safe and supportive homes to special needs populations.

Speakers:

Preston Prince, Executive Director, Fresno Housing Authority

Juan Garcia, Clinica Sierra Vista, Chair of the Kern County Continuum of Care Consortium

Samantha LaGrasse, Division Director for Transitional Age Youth, Aspiranet

Maya Abood, Housing and Community Development Specialist, California Coalition for Rural Housing (Moderator)

Housing Challenges and Opportunities for Local Government, Public Agencies and Non-Profits *Mt. Whitney*

In today's environment, it takes a village to address the issues of affordable housing in communities throughout the central valley. This workshop brings together local government, public agencies and non-profits, who have taken on the challenge in a tough environment and through partnerships and collaboration, are identifying solutions and opportunities.

Tom Collishaw, Director of Development, Self Help Enterprise

Tony Miranda, Executive Director, Habitat for Humanity Fresno,

Andy Haussler, Housing Program Manager, City of Clovis

Carol Ornelas, President/CEO, Visionary Home Builders

Darryl Rutherford, Regional Manager, Federal Reserve Bank of San Francisco (Moderator)

Speaker and Panelist Bios

Dr. Chris Benner – Associate Professor of Community and Regional Development, UC Davis



Chris Brenner researches the relationships between technological change, regional development, and the structure of economic opportunity, focusing on regional labor markets and the transformation of work and employment patterns.

Dr. Benner's recent book, co-authored with Manuel Pastor, is *Just Growth: Inclusion and Prosperity in America's Metropolitan Regions*. The book argues that we need more than just growth (or growth alone), and that especially in the context of our current economic stagnation and inequality, lessons from these "just growth" regions can help shape a new paradigm in which the promotion of social equity is not simply seen as a beneficial social goal but as an important component of economic development policy and practice.

He received his Ph.D. in City and Regional Planning from the University of California, Berkeley.

Peter Carey – President and CEO, Self-Help Enterprises (SHE)



Self-Help Enterprises develops self-help single family homes and multifamily rental homes. In partnership with local governments, SHE rehabilitates homes, assists first-time homebuyers, and provides technical assistance to unincorporated communities struggling to meet the need for affordable, safe drinking water.

Peter is past president of the National Rural Housing Coalition, California Coalition for Rural Housing, and the National Rural Self-Help Housing Association. He is also a Board member for the National NeighborWorks Association, the Housing Assistance Council, the California Housing Consortium, and is completing his fifth year as Acting Chair for the Board of the California Housing Finance Agency. He is a past Mayor, Council Member and Planning Commissioner for the City of Visalia.

Marisol de la Vega Cardoso – Director of Business Development for Family HealthCare Network



Marisol de la Vega Cardoso leads the organization's efforts to develop business and community partnerships throughout its service area and to integrate the organization's capital expansion strategies, funding, marketing and communications, and promotional/community health outreach initiatives.

Family HealthCare Network recognizes a "beyond the 4 walls" approach to promoting wellness and prevention. Examples of programs include a community nutrition and physical activity program in partnership with the school districts, a Ventanilla de Salud program at the Fresno Mexican Consulate, and health services and education at County Senior Centers.

Marisol has worked with the National Committee for Quality Assurance (NCQA) Patient Centered Health Home, the Joint Commission's Primary Medical Home, and the California Endowment in Fresno.

Marisol is a graduate of the University of California, Los Angeles.

Ray de Perry – Executive Director, Tule River Tribal Housing Authority

Ray arrived in California in 2012 to administer the Tule River Indian Housing Authority. He brings with him 30-plus years of experience in tribal government operations: as the Chairman of his tribe in Wisconsin, the Lake Superior Band of Chippewa Indians – Red Cliff, the Tribal Manager, Tribal Attorney, and also eight years as the County Administrative Coordinator for a Wisconsin county.

While he served as Executive Director, the Red Cliff Housing Authority built their first housing development in over 25 years, with resources from Section 184 and the Federal Home Loan Bank.

Tom Collishaw – Vice President and Director of Development, Self-Help Enterprises



Mr. Collishaw has direct responsibility for all land purchase and entitlements, single family ownership and multifamily rental development, and water/wastewater activities.

Collishaw served on the state legislature’s Housing Element Working Group. He also serves on the boards of the National Rural Housing Coalition, the National Farmworker Housing Directors Association, California Community Reinvestment Corporation, and on the Central Valley Advisory Council to the Northern California Community Loan Fund.

Collishaw is a graduate of Colgate University and the Achieving Excellence in Community Development program at Harvard Kennedy School of Government.

Caroline Epps – Director of Policy and Partnerships, LifeSTEPS

In her role at LifeSTEPS she coordinated the efforts behind LifeSTEPS involvement with SB391, the California Homes and Jobs Act. Since 1996 LifeSTEPS has helped vulnerable individuals and families forge better lives. The mission of LifeSTEPS is to provide effective educational and supportive services to maximize the strengths of individuals and build resilient communities. LifeSTEPS provides comprehensive social services such as case management, education and emergency assistance services, to the residents of over 220 affordable housing communities throughout California.

David J. Erickson – Director, Community Development Investment, Federal Reserve Bank SF



David J. Erickson’s research areas include community development finance, affordable housing, economic development, and institutional changes that benefit low-income communities. His book on the history of community development, *The Housing Policy Revolution: Networks and Neighborhoods*, was published in 2009. He also co-edited *Investing in What Works for America’s Communities: Essays on People, Place, and Purpose*, published in 2012.

He has been a leader in the health-community development collaboration between the Federal Reserve and the Robert Wood Johnson Foundation, resulting in 11 conferences around the country and numerous publications, including articles in *Health Affairs* in November 2011.

He received an undergraduate degree from Dartmouth, a master’s degree in public policy from the UC Berkeley, and a Ph.D. in history from UC Berkeley with a focus on economic history and public policy.

Juan J. Garcia – Program Director, Clinica Sierra Vista



Juan Garcia currently directs the HIV/AIDS and Homeless Services Program. He is also chairman of the Kern County Homeless Collaborative's Housing Committee.

Juan's housing experience includes developing and managing 6 units of housing for homeless people living with HIV/AIDS, managing a transitional program for homeless people, and implementing case management programs to assist the homeless in accessing permanent housing. He was vice chair of the Kern County AIDS Advisory Board and was a member of the California Latino AIDS Advisory board.

Kevin Hill – San Joaquin Valley Coordinator, Greenlining Institute



Kevin brings resources to the San Joaquin Valley and works with local stakeholders to identify opportunities for constructive collaboration. Before joining Greenlining, Kevin was an instrumental part of the development of the San Joaquin Valley CRA Collaborative.

Kevin received a master's degree in Political Science from San Francisco State University, where he focused on issues affecting low- to moderate-income people.

Della Hodson – President and CEO, United Way of Kern County



Della Hodson joined United Way in 2004 and served as Director of Community Impact until her appointment as President in July, 2008. During her tenure, she has overseen development of a number of financial stability and asset-building programs for low- to moderate-income populations.

Ilene J. Jacobs – Director of Litigation Advocacy and Training, California Rural Legal Assistance

Ms. Jacobs' areas of interest and practice include civil rights, fair housing, farm worker housing, land use and planning law, anti-NIMBY cases, unequal municipal services, and housing rights. She serves on the boards of the California Coalition for Rural Housing, Housing Assistance Council and California Reinvestment Coalition. Ms. Jacobs has published numerous articles and has taught at the UC Davis School of Law and Yuba Community College. Ms. Jacobs was admitted to the State Bars of D.C. in 1979, Maryland in 1983, and California in 1986.

Ms. Jacobs received her B.A. from Boston University and J.D. from Northeastern University.

Samantha LaGrasse – Division Director for Transitional Age Youth, Aspiranet



Samantha LaGrasse currently serves as the Division Director for Aspiranet's Transitional Age Youth programs. Over the span of her 16 year career, she has provided both direct and supervisory services for foster care, Intensive Treatment Foster Care, Transitional Housing Program Plus, THP+FC, and HUD-funded housing programs.

Ms. LaGrasse received an undergraduate degree from California State University, Fresno and master's degree from National University in Counseling Psychology.

Martha Lucey – Chief Education Officer, ClearPoint Credit Counseling Solutions



Martha leads the public face of ClearPoint and drives the outward-oriented strategies, programs, relationships and fund development that allow ClearPoint to accomplish its mission of consumer health through financial education. She oversees education, marketing, communications, community outreach, and research & development.

Martha is a founding member of the San Joaquin Valley Community Reinvestment Collaborative, serves the California Coalition for Quality Credit Counseling, California State Controller's Financial Literacy Advisory Committee, the Board of the Better Business Bureau of Central California, and the No Homeowner Left Behind Foundation as President.

Felicity Gasser – Sustainable Communities Coordinator, Housing California



Felicity works with regional housing and social-equity advocacy organizations to help communities plan for the development and preservation of affordable homes and improve the quality of life for California's most-vulnerable populations in the context of strategies for the reduction of greenhouse gas emissions.

She was previously the Community Development Specialist at the California Coalition for Rural Housing, working on smart-growth and community development initiatives.

Felicity received a B.S. in Community and Regional Development and a master's degree in Community Development from UC Davis.

Tim McKinley – Directing Attorney, California Rural Legal Assistance, Delano



Tim McKinley's thirty-five years of experience include four years in legal aid, seven years in private practice, and twenty-six years with the Federal Bureau of Investigation starting as a Special Agent and retiring as Division Counsel in San Francisco. He has experience in facilitating mortgage modifications, has taught the in-and-outs of mortgage modification and foreclosure to the public on a monthly basis and is an experienced real estate investor.

Tony Miranda – Executive Director, Habitat for Humanity Fresno County



Under Tony's leadership, Habitat for Humanity Fresno County developed 109 homes in southeast and southwest Fresno and 8 infill projects in Fresno, Clovis and Parlier.

Habitat for Humanity Fresno County has been expanding into the rural community with new construction efforts, building wheel chair ramps in partnership with families in Fresno, Clovis and Selma, adopted a vibrant Neighborhood Revitalization strategy in southwest Fresno and opened a ReStore – a retail outlet that accepts new and gently used building materials and offers them for resale at a substantially lower price.

Tony received a B.A. in education from Western Michigan University.

José A. Nuño – Director, Homeownership and Rental Center, Visionary Home Builders of California



José Nuño oversees multi-family development projects covering acquisition, financing, rehabilitation, lease-up and asset management, homebuyer education/certification for first-time homebuyers, foreclosure counseling and the Rent-to-Own program.

He has served as board member or commissioner for the National Association of Latino Elected and Appointed Officials (NALEO), City of Manteca Planning Commission, League of United Latin American Citizens, Housing California, the Great Valley Center's Institute for the Development of Emerging Area Leaders, CSU Stanislaus - Stockton Center, Leadership Stockton Alumni Association, City of Stockton Mayor's Task Force on Persons with Disabilities and the California Coalition for Rural Housing Internship Program.

He is a first-generation Latino to graduate from college; he received an undergraduate degree in Psychology and an M.P.A. from California State University, Stanislaus.

James Pappas – Housing Policy and Preservation Associate, CA Housing Partnership Corporation



James manages CHPC's preservation clearinghouse providing data on affordable housing throughout California to partners in state and local government as well as nonprofit housing developers. He supports affordable housing policy efforts through communications and research at the state and federal level, and preservation of affordable housing through owner outreach and analysis.

James has previously worked on mental health and HIV/AIDS, neighborhood revitalization, and researching the health impacts of rebuilding public housing.

James received a B.A. from New School University and a master's in City Planning from UC Berkeley.

Preston Prince – Executive Director, Fresno Housing Authority



During his tenure in Fresno, Prince has overseen the completion of a HOPE VI development and the addition of more than 475 units for low-income families throughout the city and county of Fresno, and is currently spearheading the development of more than 800 additional units.

Preston Prince took the helm of the Fresno Housing Authority in 2007, following six years as Executive Director of the Aurora, Colorado Housing Authority.

Prince is a member of the Fresno Bridge Academy, Fresno EDC, and Fresno Workforce Investment Boards. He is Senior Vice President for the National Association of Housing and Redevelopment Officials.

José Ramírez – City Manager, City of Livingston



José currently serves on the Dean's Circle for the School of Engineering and School of Social Science at Fresno State and is Chairman of the Merced County Technical Review Board. He was a board member for the Economic Opportunities Commission for Fresno County, the California Coalition for Rural Housing, Math Engineering Science Achievement, San Joaquin River Resource Management, Valley Water Alliance, and the Fresno County Interagency Council. He is also the founder of the first Latino Rotary Club in the California in 2007.

He received a B.S. in Construction Management and an M.P.A. from California State University, Fresno.

Darryl Rutherford – San Joaquin Valley Regional Manager, Federal Reserve Bank of San Francisco



Darryl provides technical assistance and training on community development initiatives and programs. His primary initiatives include rural community development, affordable housing, neighborhood revitalization, asset building, small business development and access to financial services. Darryl has worked as an affordable housing advocate providing policy research and analysis, on-site training, and technical assistance to local governments and grassroots community-based organizations focused on issues related to affordable housing.

Darryl received a B.A. in Social and Behavioral Sciences from CSU Monterey Bay and a M.S. in Community Development from the University of California at Davis.

Kevin Stein – Associate Director, California Reinvestment Coalition (CRC)



At CRC, Kevin works on banking and housing issues, including efforts to fight predatory mortgage lending and foreclosure through negotiation with banks, regulatory and legislative advocacy, public education, support for local initiatives, and action research. Kevin is the primary author of several CRC reports relating to subprime lending, foreclosure, loan modification and access to credit.

The CRC is a statewide membership organization of three hundred nonprofit organizations and public agencies that advocates with financial institutions for increased lending, investment, and financial services to low income communities and communities of color.

Alexa Washburn – Principal, Environmental Science Associates' (ESA) Community Planning



Alexa currently manages the Planning and Intergovernmental Relations program for the Western Riverside Council of Governments (WRCOG). Alexa has managed, prepared and implemented a variety of urban planning and design projects.

Alexa has authored planning documents utilized by jurisdictions such as Downey, Monrovia, and Chino Hills. She has managed housing elements, and is currently working on updates with Stanislaus County, Mountain View, and twelve jurisdictions in southern California.

Ms. Washburn received an undergraduate degree in Geography and Urban Studies and a master's degree in Public Policy & Administration from California State University, Long Beach.

Barry Zigas – Director of Housing, Consumer Federation of America



Barry Zigas is responsible for CFA's policies on housing and mortgage finance including secondary market systems, foreclosure and loan modification policies, and community reinvestment issues. He also consults with housing and community development nonprofits and foundations on strategy, innovation and leadership through his firm Zigas and Associates LLC,. His articles and commentary have appeared in American Prospect, American Banker, and the Washingtonian. Zigas serves as a Director of Mercy Housing, a Trustee of Enterprise Community Partners, a Director of the Low Income Investment Fund and National Housing Conference, and the Avalon Theater Project.

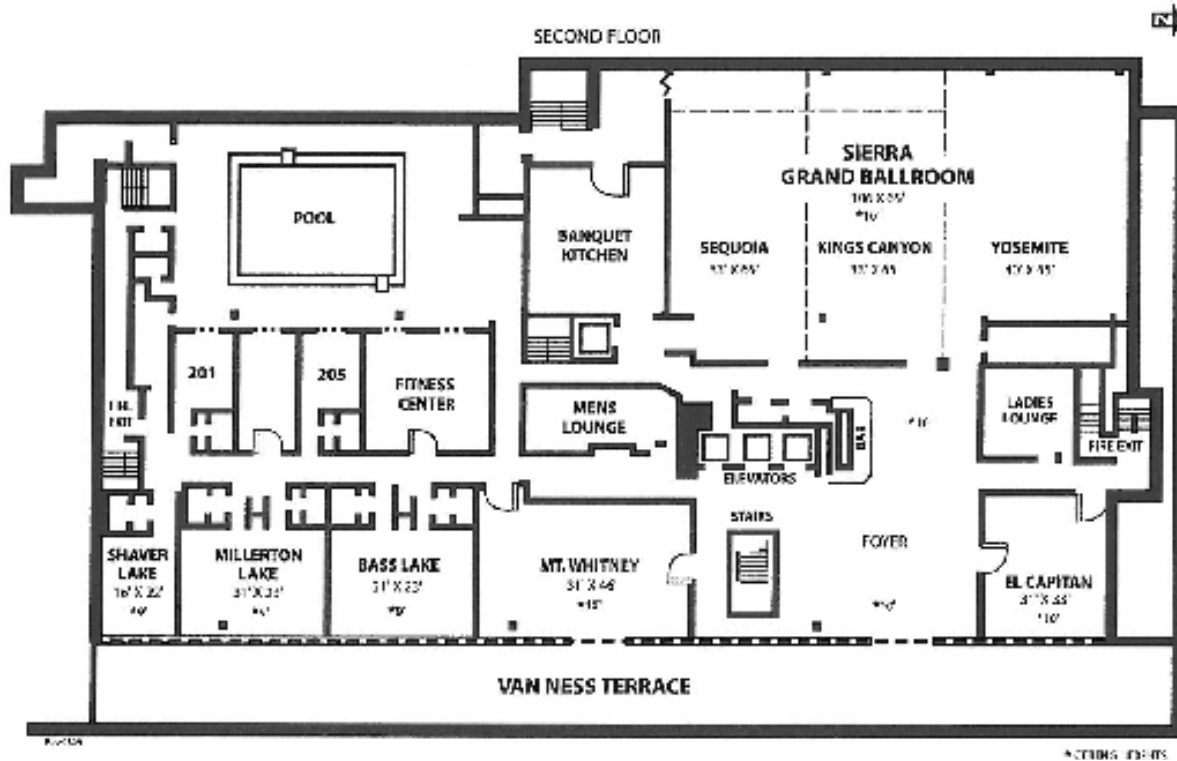
He was appointed as member of the Bipartisan Policy Center's Housing Commission in December, 2011. Senior Vice President at Fannie Mae, he led single-family community lending initiatives and support for homeownership counseling and education. Zigas had served the National Low Income Housing Coalition, the US Conference of Mayors, and the Rouse-Maxwell Task Force and the Mitchell-Danforth Task Force.



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