3rd Annual San Joaquin Valley Affordable Housing Summit 2014

**Impacting Communities with Collaborative Community Development**

Thursday November 13, 2014

University of the Pacific
Stockton, California

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**Contributors**

- Granville Homes
- GRID Alternatives
- Fresno County Economic Opportunities Commission
- Denise Fletcher
About the Housing Collaborative

The San Joaquin Valley Housing Collaborative is a non-profit organization formed as a regional body to specifically address housing issues, including those that directly affect low- to moderate-income households and communities, 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.

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Carol Ornelas, CEO Visionary Home Builders of California (Vice-Chairperson)
3rd Annual San Joaquin Valley Affordable Housing Summit  
November 13, 2014 – 9:00am to 3:30pm  
University of the Pacific – Stockton, CA

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<th>Time</th>
<th>Event</th>
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<tr>
<td>Registration, Exhibits &amp; Continental Breakfast</td>
<td>8:00am</td>
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<tr>
<td>Welcome</td>
<td>9:00am</td>
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<tr>
<td>• Deidre Kelsey and Carol Ornelas, San Joaquin Valley Housing Collaborative</td>
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<tr>
<td>“Impacting Communities with Collaborative Community Development”</td>
<td>9:15am</td>
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<td>• Shamus Roller - Executive Director, Housing California</td>
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<td>Morning Plenary – Healthy Communities in the San Joaquin Valley</td>
<td>9:30am</td>
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<td>• Darryl Rutherford - Executive Director, Sacramento Housing Alliance (Moderator)</td>
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<td>• Tom Collishaw - President &amp; CEO, Self-Help Enterprises</td>
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<td>• Arsenio Mataka - Assistant Secretary for Environmental Justice and Tribal Affairs, CA Environmental Protection Agency</td>
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<td>• Jahmal Miller - Deputy Director, CA Department of Public Health Office of Health Equity</td>
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<td>• Susan Riggs - Deputy Secretary for Housing Policy, CA Business, Consumer Services, and Housing Agency</td>
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<tr>
<th>Concurrent Breakout Sessions</th>
<th>11:00am</th>
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<td>• California’s Pioneering Cap and Trade Program: Strategies to Gain the Competitive Edge in the San Joaquin Valley</td>
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<td>• Innovative Strategies for Encouraging Homeownership</td>
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<td>• Safe Homes Together: Code Enforcement and Community Revitalization</td>
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| Lunch | 12:15pm |
| Buffet Lunch |

| Recognition of Dennis Wallace, former San Joaquin Valley Housing Collaborative Board Member |
| Keynote Speech - Michael Tubbs, City Council Member, City of Stockton |

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<th>Concurrent Breakout Sessions</th>
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<td>• Connecting the Dots: Land Use and Opportunity in the San Joaquin Valley</td>
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<td>• Active Design: Building Healthy Housing and Complete Streets</td>
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<td>• Financing Strategies to Make Affordable Housing Work</td>
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<td>• Integrating Health and Housing: Bridging Gaps and Creating New Partnerships</td>
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<td>• Maya Abood - Housing &amp; Community Development Specialist, California Coalition for Rural Housing</td>
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<th>Event Concludes</th>
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2014 Summit Agenda and Workshop Descriptions

8:00-9:00  Registration, Continental Breakfast, and Exhibits  Grace Covell

9:00-9:15  Welcome & Introduction to the San Joaquin Valley Housing Collaborative  Grace Covell

• Deidre Kelsey and Carol Ornelas, San Joaquin Valley Housing Collaborative

9:15-9:30  “Impacting Communities with Collaborative Community Development”  Grace Covell

• Shamus Roller, Executive Director, Housing California

9:30-10:45  Morning Plenary  Grace Covell

Healthy Communities in the San Joaquin Valley

To kick off the day, we'll be joined by some of the state and region's visionary leaders in building a more collaborative community development environment. We will examine trends in California state policy, where opportunities exist, and how the San Joaquin Valley can effectively compete and lead the state in this new climate.

• Darryl Rutherford - Executive Director, Sacramento Housing Alliance (Moderator)
• Tom Collishaw - President & CEO, Self-Help Enterprises
• Arsenio Mataka - Assistant Secretary for Environmental Justice and Tribal Affairs, CA Environmental Protection Agency
• Jahmal Miller - Deputy Director, CA Department of Public Health Office of Health Equity
• Susan Riggs - Deputy Secretary for Housing Policy, CA Business, Consumer Services, and Housing Agency

10:45-11:00  BREAK  Grace Covell

11:00-12:15  Concurrent Breakout Sessions  Grace Covell

California’s Pioneering Cap and Trade Program: Strategies to Gain the Competitive Edge in the San Joaquin Valley  University Center Grand Ballroom A

One of the major new sources of funding that came about in 2014 was via California’s Cap and Trade program and the Greenhouse Gas Reduction Fund. This program signifies a new era of housing investment, one that integrates health, transportation, and the environment. This workshop will update participants on the present state of legislation, the latest research on greenhouse gas reduction metrics, and discuss what this means for Valley communities.

• Phoebe Seaton, Co-Director, Leadership Counsel on Justice and Accountability (Moderator)
• Arsenio Mataka - Assistant Secretary for Environmental Justice and Tribal Affairs, CA Environmental Protection Agency
• James Pappas, Housing Policy and Preservation Associate, California Housing Partnership Corporation
• Chris Benner, Associate Professor of Community and Regional Development, UC Davis
• Carol Ornelas, President and CEO, Visionary Home Builders
Innovative Strategies for Encouraging Homeownership
This workshop will examine strategies for promoting homeownership through innovative homeownership counseling, lease-to-own housing models, and integrated asset building. The workshop will examine challenges and barriers to homeownership including foreclosures, investor-owned housing, and decreased funding for first-time homebuyer and self-help housing programs. Panelists will then discuss policy and programmatic solutions at the local, state, and federal level to make homeownership affordable and accessible to low-income families in the San Joaquin Valley.

- David Hahn, Senior Vice President/California Advocacy Relationship Manager, Bank of America (Moderator)
- Kevin Stein, Associate Director, California Reinvestment Coalition
- Jose Nuño, Director of Homeownership and Rental Center, Visionary Home Builders
- Vino Pajanor, Director, Housing Opportunities Collaborative
- Diane Richardson, Director of State Legislation, California Housing Finance Agency
- Susan Atkins, Program Director-Partner Services, Self-Help Enterprises

Safe Homes Together: Code Enforcement and Community Revitalization
This panel will explore how tenants, landlords, local government and the community can work together to overcome challenges in ensuring safe homes for renters. This will be an interactive discussion between panelists representing tenant groups, investor/landlords, County code enforcement, and City revitalization/community development. Panelists will share approaches they have taken, what has worked, what hasn’t worked, and lessons learned.

- Leilani Barnett, Regional Manager, Federal Reserve Bank of San Francisco (Moderator)
- Barry Chamberlain, Supervising Code Enforcement Officer, County of Sacramento
- Elaine Robles-McGraw, Community Revitalization Manager, City of Fresno
- Paul Staley, VP Foreclosure Recovery, Self-Help Federal Credit Union
- Matt Huerta, Executive Director, Neighborhood Housing Services Silicon Valley
- Christina Teixeira, Staff Attorney, California Rural Legal Assistance, Modesto

12:15-1:30 Lunch Program

Special Recognition of Dennis Wallace, former San Joaquin Valley Housing Collaborative Board Member
- Ray M. Chavez, San Joaquin Valley Housing Collaborative Board Member
- Paris Byington, Administrative Vice President, Habitat for Humanity Golden Empire

Keynote Address
- Michael Tubbs, Councilmember, City of Stockton

1:30-2:45 Concurrent Breakout Sessions

Connecting the Dots: Land Use and Opportunity in the San Joaquin Valley
This workshop will explore the linkages between the built environment and community health, focusing specifically on SB 375 legislation and its potential to impact disadvantaged communities in the San Joaquin Valley through sustainable development. Panel representatives include speakers from MPOs, community groups and local government officials. The discussion will center on what Sustainable Community Strategies mean for the Valley's future and how to maximize SCS' potential benefits.

- Kristine Williams, Assistant Project Manager, Community Development, Visionary Home Builders (Moderator)
- Katelyn Roedner, Environmental Justice Director, Catholic Charities - Diocese of Stockton
- Virginia Madueño, Former Mayor, City of Ripon
- Veronica Garibay, Co-Director, Leadership Counsel on Justice and Accountability
**Active Design: Building Healthy Housing & Complete Streets**

In this workshop participants and the panel will share personal experiences, and lessons learned in obtaining resources to build healthy housing through various active housing design. Topics for active design are related as to housing concerns for an increasing aging population, ongoing efforts by a two-county regional approach continuum of care targeting homelessness, a program’s community development approach to developing a comprehensive housing community, efforts to create a neighborhood revitalization project to reverse blight and increase community safe passage, a 5-year success experience in resourcefulness through community networking to deliver alternative solar energy to low income affordable housing, and a planning venture into implementing a "complete street" concept in the San Joaquin Valley.

- Ray M. Chavez, San Joaquin Valley Housing Collaborative Board Member (Moderator)
- Jerome "Otis" Odell, AIA, LEED AP, Partner, PBWS Architects
- Betsy McGovern-Garcia, Program Director for Real Estate Development, Self-Help Enterprises
- Cindy Hill, Senior Housing Specialist, Multi-Family Housing Staff, Self-Help Enterprises
- Cleopathia Moore-Bell, Executive Director, West Modesto King Kennedy Neighborhood Collaborative
- Tom M. Esqueda, Regional Director, GRID Alternatives

**Financing Strategies to Make Affordable Housing Work**

A multitude of sources make up the capital stack of every multi-family affordable housing development. Completing deals is challenging in a limited resource environment, yet there are emerging opportunities that may broaden the available tools. We will highlight current trends in the financing landscape as well as innovative strategies to increase the base and diversity of capital that can be applied to developments in the Valley.

- Spike Keil, Community Affairs Specialist, Federal Deposit Insurance Corporation (Moderator)
- Carol Ornelas, President and CEO, Visionary Home Builders
- Dan McDonald, Deputy Director of Lending, Northern California Community Loan Fund
- Jonathan Klein, Senior Vice President, Union Bank
- Michael Duarte, Senior Development Manager, Fresno Housing Authority

**Integrating Health and Housing: Bridging Gaps and Creating New Partnerships**

Will the Affordable Care Act impact the creation of safe, affordable housing? Are there opportunities? In this workshop, we will discuss how to bring together traditional community development and health care tools to create more vibrant, healthy communities. We will look at the social determinants of health and the effects of housing, share real examples of where health and housing work together financially, as well as policies that can facilitate their integration.

- Benjamin Duran, President, Great Valley Center (Moderator)
- Marisol de la Vega Cardoso, Director of Business Development, Family HealthCare Network
- Bill Mitchell, Director, San Joaquin County Public Health Services
- Jose Ramirez, City Manager, City of Livingston

**2:45-3:00**  
**Break**

**3:00-3:30**  
**Call to Action – Housing Elements and the Year in Advocacy**

- Maya Abood, Housing & Community Development Specialist, California Coalition for Rural Housing

**Conclusion**
2014 Summit Speaker Biographies

Shamus Roller is Executive Director of Housing California and has an extensive background in coalition building, community outreach, fundraising, and leadership. Before joining Housing California in 2011, Shamus served as the Executive Director of the Sacramento Housing Alliance, where he spearheaded major policy initiatives (including campaigns for mixed-income housing and transit-oriented development); developed and nurtured relationships with community leaders as well as national, regional, and local government officials; and tripled the organization’s revenue.

Prior to his time at the Sacramento Housing Alliance, Shamus worked as an attorney at Justice First LLP, a private law firm practicing in areas of employment discrimination, civil rights, and criminal appeals. Shamus has served on the boards of the Environmental Council of Sacramento and the Sacramento Homeless Organizing Committee, as well as on the Regional Advisory Committee for the U.C. Davis Center for Regional Change, and the Interagency Council of the Ending Chronic Homelessness Initiative.

Shamus received his B.A. in history at Reed College, and J.D. from the University of California, Hastings.

Darryl Rutherford is the Executive Director of the Sacramento Housing Alliance, a nonprofit coalition that works to ensure that all people in the Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods, supported by equitable public policies and practices.

Darryl has a longstanding commitment to affordable housing and many other issues impacting low income households and communities. He was previously a Regional Manager in the Community Development department at the Federal Reserve Bank of San Francisco. Here, he spearheaded the creation of diverse coalitions in affordable housing policy & programs, community and economic development, neighborhood revitalization and household financial security.

Prior to working at the Federal Reserve Bank of San Francisco, he was a Community Development Specialist with the California Coalition for Rural Housing. His experience organizing affordable housing stakeholders to promote Inclusionary Housing policies is especially relevant to SHA’s work. Darryl’s educational background includes a Bachelor of Arts in Social and Behavioral Sciences from CSU Monterey Bay and a Master of Science in Community & Regional Development from UC Davis.

A resident of Davis, Darryl enjoys an active lifestyle, hiking, camping and traveling with his family.
Tom Collishaw has been in the nonprofit rural housing development business since 1980. Today he is CEO of Self-Help Enterprises (SHE), a regional nonprofit housing and community development organization serving 8 counties in California's San Joaquin Valley. The oldest and largest self-help housing organization in the country, Self-Help Enterprises was a pioneer in the development of sweat-equity housing for rural low income people. Begun in 1965, Self-Help Enterprises has developed over 6,000 self-help homes and over 1,300 units of multifamily rental housing. In partnership with local governments, SHE has rehabilitated another 6,250 additional homes and assisted 1,600 first-time homebuyers with financing. The organization has also provided homeownership and credit counseling to 8,000 families, and provided clean water and sustainable community development services to dozens of small, unincorporated communities.

Collishaw served on the state legislature's Housing Element Working Group, and routinely is sought out for input on legislative matters related to housing at both the state and national levels. He serves on the boards of Housing California, California Coalition for Rural Housing, the National Rural Housing Coalition, the National Farmworker Housing Directors Association, 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 the Harvard Kennedy School of Government.

Arsenio Mataka was appointed by Governor Edmund G Brown Jr. in December 2011 to serve as Assistant Secretary for Environmental Justice and Tribal Affairs at the California Environmental Protection Agency. Prior to joining CalEPA, Arsenio served as directing attorney for California Rural Legal Assistance, Inc. from 2010-2012, where he fought for justice alongside some of the most exploited communities in our society.

Arsenio’s involvement with environmental justice issues began at home with his parents and later with the Great Valley Center, where he provided extensive outreach and capacity building services to rural and underserved communities. In 2008 he served as an American Bar Association diversity fellow in environmental law in the office of Los Angeles Mayor Antonio Villaraigosa.

Arsenio graduated from Sacramento State University with a Bachelor's degree in History, and went on to receive his Juris Doctor from Humphreys College Laurence Drivon School of Law. Arsenio lives in the Oak Park community of Sacramento with his wife Jessie.
**William Jahmal Miller** was appointed by Governor Jerry Brown as Deputy Director to the Office of Health Equity at the California Department of Public Health, starting October 2013. Previously, Mr. Miller served as Communications Manager with Kaiser Permanente’s National Offices - Community Benefit, Health Policy & Research Division. At Kaiser Permanente, he also served in the Central Valley Service Area, where he was Manager for Community & Government Relations within the Public Affairs Division. Mr. Miller has provided overall management of for Sutter Health’s Sacramento Sierra Region as Manager for Strategic Marketing & Communications and oversight of growth, marketing and communications efforts with large-employer groups and brokers. Prior to that, he was the Program Manager for Sutter Children’s Hospital at Sutter Medical Center, Sacramento.

He has been a board member of the California Child Care Referral and Resource Network, one of the most respected systems of child care resources and referrals in the United States. The following are additional volunteer boards where he has served - American Heart Association’s Western Region Health Equity Task Force, American Diabetes Association, Bloodsource Community Advisory & Ronald McDonald House Charities.

Mr. Miller is a proud graduate of Columbia University in New York City, receiving a Bachelor of Arts Degree in Psychology, and he holds a Master of Healthcare Administration from the University of Southern California.

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**Susan Riggs** is Deputy Secretary for Housing Policy for the Business, Consumer Services and Housing Agency for the State of California. Prior to joining the Agency, Riggs served as the Executive Director of the San Diego Housing Federation. In this capacity, her primary goal was to promote the creation of safe, stable, and healthy housing that is affordable to lower income families and people in need.

In addition to this work, Ms. Riggs held several prominent positions in San Diego, including as an attorney with law firm Best, Best & Krieger, LLP, where her specialization was affordable housing and redevelopment law. Additionally, she worked for the San Diego Housing Commission from 2001-2004. She also served as vice president of government affairs for the San Diego Association of Realtors® and on the adjunct faculty of San Diego State University and Southwestern College where she taught housing policy and real estate economics.

Ms. Riggs received her JD from Thomas Jefferson Law School, where she graduated *Magna cum Laude* in 2008. She holds a Master’s degree in City Planning from the School of Public Affairs at San Diego State University where she was outstanding graduate of the year in 2002. In 2014, she returned to the School of Public Affairs to receive the Donald B. Leiffer Outstanding Alumni Award. She also holds a Bachelor’s degree in Spanish from the University of Georgia-Athens.
**Michael Tubbs** was elected in 2012 as the youngest City Councilmember in Stockton's history and one of the youngest elected officials in the nation. He represents the 6th District of the City of Stockton, the district he grew up in.

Born and raised in Stockton, Michael attended Hamilton Middle School and graduated with the International Baccalaureate diploma from Franklin High School. After Franklin, Michael earned a full ride scholarship to Stanford University graduating with his master’s degree in Policy, Leadership and Organization Studies, his bachelor’s degree with honors, as a Truman Scholar and as the recipient of the highest university award, the Dinkelspiel. While at Stanford, Michael served as President of the school’s NAACP, a voting member of the Board of Trustees Development Committee, the featured speaker at Freshman Convocation, and started The Phoenix Scholars, a non-profit that has helped hundreds of young people in California become the first in their families to go to college.

Michael has been an active participant in many of the city's boards and commissions including spending 2 years as Chairman of the Youth Advisory Commission. In response to the spike in crime during the summer months, he co-created Save Our Stockton, which successfully established a task force on youth and crime. He also organized a "Back to School" tour and gave assemblies at Stagg and Franklin High Schools, instilling in youth the importance of attaining a higher education. Additionally, he co-founded the Summer Success and Leadership Academy at the University of Pacific, a residential program that trains Stockton’s youth to create solutions to the problems facing the city. Furthermore, Tubbs has interned in the Office of Intergovernmental Affairs for the White House.

Michael is excited and humbled at the opportunity to serve the community that raised him. During his term, he will help to reinvent Stockton by focusing on public safety, economic development and job creation, government transparency, community building, and providing opportunities for Stockton’s youth.

**Maya Abood** is Housing and Community Development Specialist at California Coalition for Rural Housing, where she currently manages the organization’s technical assistance work in the San Joaquin Valley. Ms. Abood is originally from Stockton, California where she first became interested in rural issues and the San Joaquin Valley. She graduated Magna Cum Laude from Occidental College’s Urban and Environmental Policy Program where she devoted most of her time to studying participatory urban planning and community organizing.

During her professional career, Ms. Abood has worked on in a variety of local, regional, and state campaigns ranging from housing and community development to public health and agriculture. In her most recent position, she served as a tenant organizer in South Los Angeles and assisted in developing a base of leaders to advocate for equitable community development and safe, healthy housing.
In Loving Memory of

Dennis Wallace

Executive Director, Habitat for Humanity Golden Empire
Board Member, San Joaquin Valley Housing Collaborative

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Dennis Vincent Wallace, who spent a lifetime making sure people had a home, including as executive director of Habitat for Humanity's Golden Empire affiliate, died Thursday October 23rd of cancer. He was 67 years old.

Wallace joined Habitat for Humanity in 1997 after previously working as a housing administrator for a variety of agencies in California and abroad. Habitat for Humanity is a nonprofit organization that builds new houses for low-income families who otherwise could not afford to purchase a home. The families help build the homes with help from Habitat and local volunteers.

It was a mission close to Wallace's heart because he grew up "really poor," and respected a strong work ethic, said stepson Todd Robertson, 45, of Palmetto, Fla. "He was always stressing the importance of discipline, education and hard work, a great role model for values and integrity," Robertson said. Wallace was well known for a warm rapport with everyone up and down the ranks of Habitat for Humanity, from national officers to local volunteers, said Paris Byington, an administrative vice president on the local affiliate's board. "He was one of the easiest people to work for," she said. "At job sites, he made sure the volunteers got as much out of the experience as the families who were working toward safe, affordable housing."

"He really made the organization feel like family," said Kyle Lamas, assistant manager of the local Habitat for Humanity Restore. "He had an open-door policy. Anyone could come and talk to him about anything, any time. And he never judged."

Wallace graduated from Ventura College in 1976 and earned a political science degree from the University of San Francisco in 1979. But Wallace spent most of his career in one role or another related to housing, including a stint in the 1980s as country director of housing for the U.S. embassy in the Central American nation of Belize. As a college student, Wallace did several summer internships there, "going into the jungle building housing for people." Wallace also was a Vietnam veteran who served in the U.S. Army. He was awarded a National Defense Medal, a Vietnam Service Medal and a Republic of Vietnam Medal for his service.

In addition to Robertson, Wallace is survived by his wife, Connie Wallace of Bakersfield; daughters Jamie Wallace-Torres and Lisa Wallace of Oxnard; son and daughter-in-law Brett and Tina Robertson of Bakersfield; seven grandchildren and two great-grandchildren.

BY COURTENAY EDELHART from The Bakersfield Californian

The San Joaquin Valley Housing Collaborative will be establishing an annual award in Dennis' honor.