



HOUSING POLICY FORUM SERIES



Equitable Homeownership

SCAG/SANDAG Housing Policy Forum
Tuesday, August 2nd, 11:00 a.m.-1:00 p.m.

Opening Remarks – 11:00-11:10 a.m.



Jan Harnik

SCAG Regional Council President and Mayor of Palm Desert

In addition to her service on the Palm Desert City Council, Jan Harnik serves on the Coachella Valley Association of Governments (CVAG) Transportation Committee and the Coachella Valley Conservation Commission. Additionally, she is a member of the board of the Southern California Association of Governments (SCAG), serving on the Regional Council, Transportation Committee, Executive Administration Committee, and as Chair of SCAG's Legislative/Communications and Membership Committee.

Jan also serves on the Riverside County Transportation Commission (RCTC) as Second Vice Chair and RCTC's Executive Committee as well as with the Executive Committee of the Greater Palm Springs Convention and Visitors Bureau. She is chair of the executive board for the Coachella Valley Economic Partnership (CVEP), the McCallum Theatre's Board of Trustees, and is co-president of the Girlfriend Factor – an organization dedicated to helping disadvantaged women re-enter the work force/education system.

She is past president of the Palm Desert High School Foundation, a non-profit corporation supporting academic excellence at Palm Desert High School. She worked with the organization from 2002 until 2012 helping to spearhead multi-year efforts to raise funds and to distribute resources to support and improve students' academic performance.



Catherine Blakespear
Chair SANDAG Board of Directors and Mayor of Encinitas

Encinitas Mayor Catherine S. Blakespear is a fourth-generation resident of Encinitas. Elected to serve on the Encinitas City Council in 2014, she became the second directly elected Mayor of Encinitas in 2016. Before running for elected office, Catherine served for four years as the Cardiff representative on the Encinitas Traffic & Public Safety Commission, nominated by her peers to be the commission's chair in her final year.

In addition to encouraging citizen participation in local government, Catherine is working to "Preserve our Paradise" by protecting Encinitas from overdevelopment, improving open space, trails, parks and beaches; upgrading Encinitas streets so they are safer and more pleasant for bicyclists and pedestrians; and keeping the city in excellent financial health.

Catherine is also deeply committed to helping Encinitas become more "green." Her environmental efforts include exploring the creation of a Community Choice Energy program, supporting the elimination of the use of styrofoam by retail establishments, prioritizing the city's Climate Action Plan, expanding the amount of solar power created in the city, supporting the permitting of a rapid-charging electric vehicle station on city property, and increasing the amount of money and the energy spent on improving the city's tree canopy.

Forum Overview – 11:10-11:15 a.m.

State of Homeownership – 11:15-11:25 a.m.



Adam Briones
CEO, California Community Builders

Adam Briones is the CEO of California Community Builders, where he leads efforts to end California's racial wealth gap and housing crisis for communities of color. Previously, Adam was the Senior Director of Economic Equity of the Greenlining Institute, VP of Real Estate Development at the Genesis Companies, and a Senior Analyst for HR&A Advisors. Adam holds a Masters in Urban and Regional Planning from UCLA.

Panel: Rethinking Homeownership Programs – 11:25 a.m.-12:15 p.m.



Ricardo Flores

Executive Director, Local Initiatives Support Corporation

Ricardo Flores was named Executive Director of Local Initiatives Support Corporation (LISC) San Diego in April 2017. He joined the non-profit funding agency after serving for 12 years in leading roles with top San Diego elected officials. In his role, Mr. Flores oversees LISC's extensive network of investment-based collaborations that support San Diego's underserved neighborhoods, including City Heights, Colina Park, and Greater Logan Heights.

LISC San Diego supports neighborhood revitalization efforts by assisting community groups through financing, grants, loans and equity capital, in addition to providing technical and management assistance, training opportunities, and additional resources. A native of City Heights, Ricardo and his wife live in Kensington.

Prior to serving as Councilmember Emerald's chief of staff, Flores was a senior aide to Congresswoman Susan Davis (D-CA), dating back to 2005. Flores has always taken an active role in his community. A long-time Meals on Wheels volunteer, he also served on numerous advisory boards and committees including the San Diego Chicano Democratic Association; San Diego Community College District; and United Way Plan to End Chronic Homelessness Resource.



Mark Asturias

Executive Director, Irvine Community Land Trust

Mark Asturias has been in the field of economic and affordable housing development for over 40 years. Prior to his current position as the Executive Director of the Irvine Community Land Trust, a nonprofit housing corporation, he held senior management positions with various cities across Southern California. His housing experience covers affordable rental and for-sale homes. He has recently completed a new construction permanently affordable, moderate-income, for-sale project in the City of Irvine.



Lori Gay

CEO, Neighborhood Housing Services of Los Angeles County

Lori R. Gay is the President and CEO of Neighborhood Housing Services of Los Angeles County (NHS), a non-profit lender, developer, and neighborhood revitalization corporation. She has worked in the community development field for over 30 years, focusing her efforts on rebuilding impoverished communities and creating mechanisms for community empowerment and ownership. She currently serves as Co-Chair of the Black Community Developers Group, Board Member, Federal Home Loan Bank of San Francisco, is a member of the NeighborWorks® National Community Initiatives Advisory Committee, and a member of several bank advisory councils. Some of her activities have included serving as Chair of the California Organized Investment Network (COIN), former board member of the National NeighborWorks® Association, the California Housing Finance Agency (CalHFA), and Federal Reserve Bank of San Francisco, Los Angeles Branch.

Since 1984, NHS has developed and rehabilitated more than 27,000 housing and commercial units, placed 4.7 million families on the road to homeownership, created 255 block clubs, employed over 265 neighborhood youth, and invested more than \$7.3 billion back into some of Los Angeles County's toughest neighborhoods. NHS protects more than \$2.2 billion of home values annually through its loss mitigation, preservation and counseling work.

Case Studies: ADUs and Other Homeownership Solutions – 12:15-12:55 p.m.



Clemente Mojica

President & CEO, NPHS

Clemente Mojica, a first generation American born in El Salvador, has been the President and CEO of NPHS since 2010. He is a community development executive with 20 years of experience in community revitalization, housing policy and real estate development. He has leveraged this unique mix of skills to build and manage public/private strategic partnerships that promote sustainable communities and advance community asset-building. His focus is on managing the organization's Redevelopment, Community Lending, Realty and Education and Counseling departments to create programs that promote and preserve homeownership as well as help small businesses grow and thrive.



Roberto Garcia-Ceballos
Co-Director, Fideicomiso Comunitario Tierra Libre

Roberto C Garcia-Ceballos is a community/cultural organizer and strategist based in Los Angeles (Tongva Land). He was born in Mexico City and raised in San Jose, CA. He is a co-founder of two community-based organizations (Fideicomiso Comunitario Tierra Libre and Community Power Collective) that work collectively to build collective land stewardship, community power building, and cultural vitality.



Sua Hernandez
Executive Director, El Sereno Community Land Trust

Sua began her career in the affordable housing industry in the late '90s after an ELACC organizer introduced her family to the organization and politics of economic justice. The awareness she gained from that experience is the foundation through which she understands the systemic inequities that plague communities of modest means that lead to housing insecurity.



Kwofi Reed
President and CEO, San Diego Habitat for Humanity

Kwofi Reed is the President and Chief Executive Officer of San Diego Habitat for Humanity where he oversees all operations, including new home construction, home repair, retail, and neighborhood revitalization programs that support Habitat's mission of providing safe, healthy affordable homeownership solutions to San Diego families.

Kwofi has demonstrated a true commitment to the pursuit of making affordable housing accessible for everyone. Prior to joining Habitat in December 2021, he served as the Manager of Programs and Operations for LISC National Housing, leading creation of homeownership strategy for its 37 local field offices as part of the \$1B Project 10X Initiative. He has extensive



housing finance expertise honed at positions at LISC San Diego, The San Diego Housing Commission, and the Department of Housing and Community Development in Washington, D.C. Kwofi has spent over 15 years leading the creation and implementation of affordable housing financing, development, and capacity build programs for nonprofits around the country —with a special focus on homeownership in high-cost markets such as San Diego and Southern California.

Closing Remarks – 12:55-1:00 p.m.