



HOUSING POLICY FORUM SERIES



California's Housing Budget and 2022 Legislative Landscape: What You Need to Know

SCAG/SANDAG Housing Policy Forum
Tuesday, November 15th, 1:00 p.m. – 3:00 p.m.

Objectives

- Provide an overview of the 2022 – 23 state budget, funding trends, legislative themes and key state bills to enable stakeholders to identify funding and legislative opportunities that can meet their local and regional housing needs.
- Provide easy to understand information and the latest updates on the state budget and key state legislation, particularly as it relates to meeting local and regional housing needs
- Highlight SCAG's and SANDAG's role as a convener around regional housing issues

Agenda

Time	Agenda Details	Speakers
1:00-1:10 p.m.	Welcome	Jan Harnik, SCAG Regional Council President and Mayor of Palm Desert
1:10-1:15 p.m.	Overview	Jessica Ripper, Director of Market Execution, Global Policy Leadership Academy
1:10-1:25 p.m.	State Budget and Housing Finance Legislation	Natalie Donlin-Zappella, Principal, LeSar Development Consultants

Time	Agenda Details	Speakers
1:25 – 1:45 p.m.	<p>Panel: Regional Housing Finance Agencies and Housing Finance</p>	<p>Moderator: Jenna Hornstock, Deputy Director of Planning and Land Use, SCAG</p> <p>Panelists:</p> <ul style="list-style-type: none"> • Tommy Newman, Vice President of Engagement and Activation, United Way of Greater Los Angeles • Jennifer McElyea, Founder and Managing Partner, Ethos Real Estate
1:45-2:55 p.m.	<p>Overview of Key Housing Legislation: What Passed, What Didn't, and What it Means</p>	<p>Presenter, <i>Streamlining Housing Approvals and Adaptive Reuse/CEQA:</i> Chul Gugich, Principal, LeSar Development Consultants</p> <p>Guest Commentators:</p> <ul style="list-style-type: none"> • Alfred Fraijo Jr., Partner, Sheppard, Mullin LLP • Sara Tsay, Senior Vice President, Abode Communities <p>Presenter, <i>Protecting Tenants, Housing, and Infrastructure:</i> Natalie Donlin-Zappella, Principal, LeSar Development Consultants</p> <p>Guest Commentators:</p> <ul style="list-style-type: none"> • Jed Leano, Mayor, City of Claremont • Ontario Smith, Principal and Co-Founder, S2 Partners <p>Presenter, <i>Surplus Land, Land Use, and Housing Elements:</i></p>

Time	Agenda Details	Speakers
		<p>Jacqueline Woo, Senior Associate, LeSar Development Consultants</p> <p>Guest Commentators:</p> <ul style="list-style-type: none"> • David Garcia, Policy Director, Turner Center • Claudia Monterrosa, Chief Housing Officer, City Homelessness Initiatives, City of Los Angeles
2:55 – 3:00 p.m.	Closing Remarks	<p>Alisha James, Community Engagement Specialist, SCAG</p> <p>Tuere Fa’aola, Sustainable Communities Program Manager, SANDAG</p>

Selected Speakers



**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.



**Jenna Hornstock,
Deputy Director of Planning and Land Use, SCAG**

Jenna Hornstock is the Deputy Director of Planning, Special Initiatives for the Southern California Association of Governments, where she is overseeing the agency's housing program and economic development efforts. She has spent 20 years in local government with a focus on public/private real estate transactions, affordable housing, and community and economic development, including working for LA Metro and the Community Redevelopment Agency of the City of Los Angeles. She holds a master's degree in Public Policy from the John F. Kennedy School of Government at Harvard and

a bachelor's degree in Rhetoric from UC Berkeley. She is currently on the Board of Community Health Councils, and is a former Public Director for AIA/LA.



**Tommy Newman,
Vice President of Engagement and Activation, United Way
of Greater Los Angeles**

Tommy Newman is the Vice President of Engagement and Activation at the United Way of Greater Los Angeles. He is responsible for the organization's communications, engagement, and public affairs work.

Tommy's passion is in building powerful coalitions to drive justice-centered change forward. In his time at United Way he has had the privilege of helping to create the Everyone In campaign, which now has over 100,000 constituents, as well as push forward multiple ballot measure and legislative campaigns.

He most recently worked at LA Family Housing where he directed the organization's communications and public affairs strategies. Tommy also worked at L.A. City Hall for Councilmember Tom LaBonge as a policy and neighborhoods deputy. He attended Loyola High School, George Washington University, and the University of San Francisco School of Law and is a member of the California Bar.

Tommy lives in L.A. with his wife, Mary, and daughters Josephine and Isabel.



**Jennifer McElyea,
Founder and Managing Partner, Ethos Real Estate**

Jennifer is a Founder and Managing Partner of Ethos Real Estate, an investment firm that is reimagining the relationship between housing, communities, and capital. Jennifer's career includes real estate investment banking, private equity, distressed debt, and public-private partnership experience. She also has deep expertise in California public policy, land use, affordable housing, and building political, community, and financial stakeholder consensus.

Prior to forming Ethos, Jennifer spent 10 years as Senior Managing Partner of Watt Investment Partners, the commercial real estate acquisition arm of the Watt Companies. Previously, Jennifer

was a Vice President at OneWest Bank where she managed a portfolio of distressed commercial real estate debt in partnership with the FDIC, and a Vice President at Apollo Real Estate Advisors where she was responsible for West Coast acquisitions. Jennifer began her career at Deutsche Bank Securities in the Real Estate Investment Banking Group.

Jennifer holds a Master of Real Estate Development from the Sol Price School of Public Policy at the University of Southern California and a Bachelor of Arts in Economics and German Literature from the University of Virginia. Jennifer holds a number of leadership positions including Vice Chair of the ULI Public Private Partnership Council, Co-Chair of the LA Business Council Housing and Transportation Committee, and member of the SCAG Global Land Use and Economic Council. Jennifer was also recently re-appointed by the California State Insurance Commissioner to serve as Vice Chair of the California Organized Investment Network (COIN) Advisory Board as an expert practitioner in the affordable housing space.



**Alfred Fraijo Jr.,
Partner, Sheppard, Mullin LLP**

Alfred Fraijo, Jr. is a partner at Sheppard, Mullin LLP in the Real Estate, Land Use & Natural Resources Department. Alfred brings significant experience working with complex housing and mixed-use development projects statewide. Alfred has significant experience in obtaining and negotiating land use entitlements for complex housing and mixed-use development projects throughout California, including advising clients with innovative, urban renewal projects in the inner-city and other sectors with emerging markets. His expertise extends to complex project permitting and financing of affordable housing projects and mixed-income housing developments. His real estate and land use expertise extends to master planning projects, green energy facilities development and permitting campuses for educational institutions and universities.

Alfred serves on numerous real estate associations and organizations focused on urban renewal issues and civic empowerment. He is the founder and former chairman of Inclusive Action for the City (formerly Leader for Urban Renewal Network), a community development organization whose mission is to bring people together to build strong, local communities through advocacy and transformative economic development initiatives in Southern California. He advises multiple non-profit housing development corporations and serves as a board member for organizations such as the Los Angeles LGBT Center and the USC Lusk Center for Real Estate. He is a member of the prestigious

Alfred received his J.D. from Loyola Law School, Los Angeles. He graduated, cum laude, from Harvard University and received a B.A. in Government.



Sara Tsay,
Senior Vice President, Abode Communities

Sara Tsay is senior vice president of business development responsible for identifying and securing affordable housing and community development opportunities. This includes managing Abode Communities' acquisitions; procuring joint-venture partnerships; negotiating purchase and sale agreements; working with consultants to define the development program and architectural design; identifying acquisition and predevelopment financing; and providing executive oversight of the business development team.

Tsay holds more than 16 years of real estate experience and most recently served as strategy and development manager at The Walt Disney Company, and as senior real estate negotiator at Target Corporation. Prior to that, Tsay was project manager with Hollywood Community Housing Corporation where she managed real estate development projects from concept and acquisition through lease-up, including affordable housing, mixed-use, and historic rehabilitation/adaptive reuse developments.

Tsay earned her master's in urban planning from the University of California, Los Angeles, and her bachelors in urban studies from Brown University.



Jed Leano,
Mayor, City of Claremont

Jed Leano is serving his first term on the Claremont City Council (November 2018 - November 2022). In October 2019, he was named Democrat of the Year for the 41st Assembly District by the LA County Democratic Party.

Mayor Leano serves as chair of the San Gabriel Valley Regional Housing Trust Board, Vice Chair of Tri-City Mental Health Board, and Claremont's representative to the San Gabriel Valley Council of Governments (SGV COG) Homelessness Committee. He represents the SGV COG on the Southern California Association

of Governments (SCAG) Community Economic and Human Development Committee (CEHD), charged with the Regional Housing Needs Assessment (RHNA) methodology, and represents SCAG on the Mobile Source Air Pollution Reduction Review Committee (MSRC), charged with overseeing programs to reduce motor vehicle air pollution. He serves as chair of the Claremont Lincoln University MPA program Advisory Council, Vice Chair of the Filipino American Democratic Caucus of the CA Democratic Party, and on the board of the San Gabriel Valley Immigration Resource Center.

Mayor Leano works as an immigration attorney in private practice in Pasadena, CA. He was admitted to practice law by the New Jersey Supreme Court in 2006. He obtained his Juris Doctor from Rutgers School of Law in 2005 and Bachelor of Arts from the University of Kentucky in 2001. He and his wife Liz have one son, Welles.



**Ontario Smith,
Principal and Co-Founder, S2 Partners**

A native San Franciscan, Ontario grew up in a single parent household in the Western Addition. Growing up in San Francisco before the first Dot-Com boom, Ontario witnessed firsthand how economic opportunity was spread unequally, creating disproportionate outcomes for underserved communities. Inspired to create change in his neighborhood and city, Ontario pushed himself towards a career in public policy to provide equity and justice for underserved communities in need of representation and beneficial change.

Ontario is a reliable political and external affairs specialist, accumulating nearly 15 years of experience by applying himself to a variety of leadership roles and industries. During that time, he's managed infrastructure development, negotiated local benefits agreements for major construction and development projects, supported infrastructure projects from inception to approval, and led advocacy efforts at local, state, and federal levels. With each project he takes on, Ontario is committed to mitigating all obstacles and assisting his clients in making their voices heard.

Ontario is a graduate of the University of Pennsylvania's Wharton School.



**David Garcia,
Policy Director, Turner Center**

David Garcia is the Policy Director for the Turner Center. He leads the center's engagement in local, state and federal housing policy and supports the generation of research-driven policy ideas, proposals, and papers. David's work and insights have been featured in the New York Times, Wall Street Journal, the Washington Post, the Los Angeles Times, and NPR. Prior to Turner Center, David worked in real estate development in Stockton, California. Prior to that, David worked at the Government Accountability Office in Washington, DC.



**Claudia Monterrosa,
Chief Housing Officer, City Homelessness Initiatives, City of
Los Angeles**

Claudia Monterrosa currently serves as the Chief Housing Officer in the Mayor for the Office of Mayor Garcetti's City Homelessness Initiatives. Claudia directs initiatives to confront Los Angeles' homelessness and affordable housing crisis by helping to increase the housing supply and supportive services for the most vulnerable Angelenos. In this capacity, Claudia manages the Housing Solutions Team charged to oversee the Mayor's Housing Challenge; Proposition HHH progress and implementation; spearheading initiatives to increase the production of affordable housing and streamline the permitting process; oversight of housing security initiatives, including emergency rental assistance and the Eviction Defense Program, and the preservation of existing affordable housing. In her role, she provides oversight over the Los Angeles Housing Department (LAHD) and the Housing Authority of Los Angeles (HACLA) in close coordination with the Deputy Mayor of City Homelessness Initiatives. Claudia provides direct guidance on new affordable housing policy initiatives, legislation, and regulations to help inform advocacy efforts at all levels of government. She guides her professional and expert team, LAHD, and HACLA in seeking and securing new grant funding opportunities, including capital and operating resources for affordable housing such as the Homekey program. Prior to joining the Mayor's Office, Claudia was the Public Policy & Research Director at the Housing and Community Investment Department where she managed a team that secured over \$800 million in new funding for affordable housing, energy efficiency, foreclosure prevention, planning and preservation initiatives.