

**The League of Women Voters of the Bay Area**



Presents

**Bay Area League Day**

# **Housing and the**

# **Bay Area's Future**



**Saturday, February 4, 2012**

**9 a.m. to 2 p.m.**

**The First Unitarian Church of Oakland, 685 14th Street, Oakland, California**

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## **PROGRAM AGENDA**

**9:00-9:30 REGISTRATION & BREAKFAST**

**9:30-10:00 KEYNOTE ADDRESS**

**David Paul Rosen, Founder and Principal, David Paul Rosen & Associates**

**10:00-11:00 MORNING PANEL ONE: POLICY**

**Miriam Chion, Assistant Planning Director, Association of Bay Area Governments**

**Duane Bay, Director of Housing, San Mateo County**

**Sam Tepperman-Gelfant, Staff Attorney, Public Advocates**

**11:00-12:00 MORNING PANEL TWO: FINANCE**

**Jack Nagle, Partner, Goldfarb & Lipman LLP**

**Linda Mandolini, Executive Director, Eden Housing**

**Susan Friedland, Executive Director, Affordable Housing Associates**

**12:00-1:00 LUNCH**

**1:00-:200 AFTERNOON PANEL: UP AGAINST THE WALL**

**Tim Iglesias, Professor, University of San Francisco School of Law**

**Mary Murtagh, Executive Director, EAH Housing**

**Elaine de Coligny, Executive Director, EveryOne Home**

## **BACKGROUND INFORMATION ON TODAY'S SPEAKERS**



**DUANE BAY** is the director of housing for San Mateo County, leading a department that administers federal affordable housing programs and catalyzes countywide housing production, especially workforce, affordable, and supportive housing. The department works with all 20 local cities and especially with countywide collaboratives that address housing challenges. As a former mayor and councilmember in East Palo Alto, Bay served on the board of San Mateo County's Housing Endowment and Regional Trust and numerous other local, county, and regional bodies dealing with housing, transportation, and land use challenges. (MORNING PANEL ONE)



**MIRIAM CHION**, assistant planning director at the Association of Bay Area Governments, has worked on community development, urban and regional planning, land use analysis, economic policies, and international development. She currently coordinates land use and economic analysis as well as local government efforts on the Sustainable Communities Strategy and the FOCUS program. She has previously served on the faculty of the Department of International Development, Community, and Environment at Clark University in Massachusetts, and has worked for the San Francisco Planning Department on major community, housing, and economic development projects. (MORNING PANEL ONE)



**ELAINE DE COLIGNY** is the executive director of EveryOne Home, which leads the implementation of Alameda County's plan to end homelessness by the year 2020. During her tenure with EveryOne Home, Alameda County has reduced its homeless point in time count by 13.6 percent, chronic homelessness by 11 percent, and family homelessness by 28 percent. She facilitated the design and launch of Priority Home Partnership, now identified as a national model homeless prevention and rehousing program by the United States Department of Housing and Urban Development and the National Alliance to End Homelessness. (AFTERNOON PANEL)



**SUSAN FRIEDLAND** is executive director of Affordable Housing Associates, managing the staff who are responsible for housing development, property management, finance, and operations. During her seven year tenure to date, AHA has doubled its housing portfolio, significantly grown its net worth, and won numerous local and national awards. Previously, Friedland was director of housing development with Fifth Avenue Committee, a community-based development corporation in Brooklyn, New York. She serves on the board of directors of the Non-Profit Housing Association of Northern California, and was recently elected to serve on Enterprise's national advisory board. (MORNING PANEL TWO)



**TIM IGLESIAS** has taught courses on property law, land use law, local government law, community property, housing discrimination, and contemplative lawyering at the University of San Francisco School of Law. He writes in the areas of housing law (with a focus on affordable housing), housing discrimination, and land use law, and is the author of "The Legal Guide to Affordable Housing Development." From 1995 until 2001, he worked at the Non-Profit Housing Association of Northern California as deputy director and as director of government and community relations. (AFTERNOON PANEL)

## **BACKGROUND INFORMATION ON TODAY'S SPEAKERS (CONTINUED)**



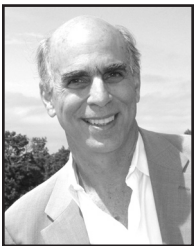
**LINDA MANDOLINI** has served Eden Housing as a project developer, as director of real estate development, and since 2001, as executive director, heading one of California's oldest non-profit housing development companies that has developed or acquired over 6,300 units throughout California. She oversees affordable housing production, resident support services, property management, an annual operating budget of over \$48 million, and a staff of 200 employees. She has previously served as director of transportation and land use development at the Silicon Valley Manufacturing Group. (MORNING PANEL TWO)



**MARY MURTAGH** joined EAH Housing as executive director in 1986. Under her direction, EAH has successfully pursued development opportunities creating over 4,000 units throughout California and Hawaii, and increasing units under EAH property management by over 750 percent. She has previously served as development officer for the Urban Development Action Grant program of the United States Department of Housing and Urban Development in Washington, D.C., and as assistant deputy administrator of the Community Redevelopment Agency of Los Angeles. (AFTERNOON PANEL)



**JACK NAGLE** is a partner in the law firm Goldfarb & Lipman LLP. He specializes in redevelopment, real estate financing, and tax-exempt financing, and has directed the adoption of over 30 redevelopment plans and plan amendments, including fiscal negotiations in connection with adoption. He is co-author of "A Legal Guide to California Redevelopment," a leading reference source on redevelopment legal issues. He has special expertise in financing redevelopment activities, including tax-exempt and taxable bond and private financing. He has advised numerous agencies on legal requirements and effective means for expending redevelopment housing fund revenues. (MORNING PANEL TWO)



**DAVID PAUL ROSEN** is principal of David Paul Rosen & Associates, which he founded in 1980 as a financial and development consulting firm with expertise in capital formation strategies for affordable housing and community economic development. In the late 1980s, he began advising California jurisdictions on the adoption, economic analysis, and design of inclusionary housing land use policies, programs, and innovations. He also originated and developed the concept of state housing trust funds, now in place in 36 states, and helped organize a statewide coalition to negotiate low income housing and local economic development lending commitments from major California banks. He serves as lead faculty to the California Redevelopment Association Housing Institutes. (KEYNOTE ADDRESS)

**SAM TEPPERMAN-GELFANT** is a staff attorney at Public Advocates, where he has advocated for equitable development, community benefits, and affordable housing throughout the Bay Area. He leads Public Advocates' work with the Community Coalition for a Sustainable Concord to bring affordable housing, quality jobs, accessible parks, and healthy neighborhoods to the redevelopment of the massive Concord Naval Weapons Station. He also works to promote investment without displacement in low-income, urban neighborhoods in Oakland, Richmond, and other Bay Area cities. (MORNING PANEL ONE)

The organizing committee for this year's League Day includes Judy Binsacca, Linda Craig, Alec MacDonald, Betty Padgett, Sue Russell, Marion Taylor, and Eileen Whitty.

## **ABOUT THE LEAGUE OF WOMEN VOTERS**

**The League of Women Voters is a national organization that encourages informed and active participation in government, and influences public policy through education and advocacy. The goal of the League of Women Voters is to empower individuals to shape better communities worldwide.**

**The League neither supports nor opposes political candidates and parties, but does take action on issues. League membership is open to everyone.**

## **ABOUT THE LEAGUE OF WOMEN VOTERS OF THE BAY AREA**

**The League of Women Voters of the Bay Area is a regional inter-league organization comprised of all the local Leagues in the nine Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma). Currently, this covers 4,000 members in 20 local Leagues (Alameda; Berkeley/Albany/Emeryville; Benicia; Cupertino/Sunnyvale; Diablo Valley; Eden Area; Fremont/Newark/Union City; Livermore/Amador Valley; Los Altos/Mountain View Area; Marin County; North & Central San Mateo County; Oakland; Palo Alto; Piedmont; San Francisco; San Jose/Santa Clara; Sonoma County; South San Mateo County; Southwest Santa Clara Valley; and West Contra Costa County).**

**The League of Women Voters of the Bay Area carries out study and action on region-wide problems and issues. It also serves as a facilitator of and vehicle for inter-League communication among local Leagues in the Bay Area.**

**The League of Women Voters of the Bay Area has two separate and distinct roles:**

**Voter Service/Citizen Education – We present unbiased nonpartisan information about elections, the voting process, and issues. To conduct our voter service and citizen education activities, we use funds from the League of Women Voters Bay Area Education Fund, which is a 501(c)(3) corporation, a nonprofit educational organization.**

**Action/Advocacy – We are nonpartisan, but, after study, we use our positions to advocate for or against particular policies in the public interest. The League of Women Voters, a membership organization, conducts action and advocacy and is a nonprofit 501(c)(4) corporation.**

### **LEARN MORE ONLINE:**

**League of Women Voters (National)**

**[www.lwv.org](http://www.lwv.org)**

**League of Women Voters of California**

**[www.lwvc.org](http://www.lwvc.org)**

**League of Women Voters of the Bay Area**

**[www.lwvbayarea.org](http://www.lwvbayarea.org)**