

Panelist Biographies

Marc Babsin, Principal, Emerald Fund, Inc. , San Francisco, CA

Marc Babsin is a principal and partner at Emerald Fund, Inc., one of the premier residential developers in San Francisco. Over 35 years, Emerald Fund has developed 2,000 new housing units in San Francisco, more than any other developer in San Francisco history. Emerald Fund currently has another 1,000 residential units under construction or in the entitlements process in the Civic Center neighborhood of San Francisco. In addition to 15 years of real estate development experience, Mr. Babsin is a licensed attorney and a CPA. Mr. Babsin holds a BS in Accountancy from the University of Illinois, a JD from Harvard Law School, and a Master in City Planning from the University of California at Berkeley.

Bena Chang, Director of Housing and Transportation, Silicon Valley Leadership Group, San Jose, CA

Bena Chang is the Director of Housing and Transportation at the Silicon Valley Leadership Group. Bena joined the Leadership Group in 2004. At the Leadership Group, Bena has worked on a wide variety of housing and transportation policies issues. She has organized educational tours of developments and communities that showcase livable, transit-accessible neighborhoods. Bena also works closely with local community groups on sustainable development advocacy. Bena earned a B.A. in English with a minor in Astronomy from Wellesley College.

Brenda Clement, Executive Director, CHAPA, Boston, MA

Brenda became Executive Director of the Citizens' Housing and Planning Association (CHAPA) in April 2012, and is responsible for managing and overseeing all aspects of the agency's work. Brenda has over 20 years of experience in the field. She previously served as Executive Director of the Housing Action Coalition of Rhode Island, a statewide advocacy organization, and as Executive Director of the Housing Network, the Rhode Island trade association for CDCs. Brenda is also a founding member of the New England Housing Network, the regional organization initiated by CHAPA in 1995, and serves on the Board of the National Low Income Housing Coalition currently serving as Vice-Chair. She has a Bachelor of Arts in Political Science/Economics from Providence College and a Juris Doctor from Washington College of Law at American University.

Sandy Council, Neighborhood Improvement and Housing Manager, City of San Mateo, CA

Sandy Council has over 25 years of experience in program design, implementation and administration of a wide range of housing programs in San Mateo. These include housing rehabilitation, new construction of affordable units, land acquisition, rent assistance, first time homebuyer assistance and working with non-profit housing service providers. She also has worked extensively on housing policy development and financial analysis, including the

oversight of developer agreements for the inclusionary zoning program that requires developers to provide a percentage of affordable housing in private residential projects.

Robert Hickey, Senior Research Association, Center for Housing Policy, Washington DC

Robert Hickey is a senior research associate at the Center for Housing Policy in Washington, DC. His work involves research and analysis on a range of state and local housing policies, with a focus on effective and innovative policies that support inclusive communities. He is the recent author of [*After the Downturn: New Challenges and Opportunities for Inclusionary Housing*](#), which examined how inclusionary housing policies fared during the nation's most recent housing downturn, and identified the top issues and opportunities that confront inclusionary housing today. Current research projects include the development of a nationwide database of mandatory and voluntary inclusionary zoning programs, and a review of how jurisdictions are expanding development potential in transit settings in exchange for greater affordability. Positions held by Robert prior to the Center for Housing Policy include work as a planning and economic consultant at Strategic Economics, where he wrote extensively on policy and planning strategies for creating affordable homes in transit-oriented communities for clients such as the Enterprise Foundation and San Francisco Foundation. Robert holds a master's degree in city and regional planning from the University of California at Berkeley.

Robin Kniech, City Councilwoman, Denver, CO

Elected to Denver City Council in 2011, Robin Kniech is one of two At-Large Council members. Robin has dedicated her life to making Denver a better place for middle class families and those struggling to make ends meet, championing policies that support access to and funding for affordable housing, equitable regional transit, good paying jobs, and sustainability. With a law degree and more than fifteen years of policy experience prior to being elected to Council, including state government and leadership in community-based nonprofits, Robin has a record of bold accomplishments in housing policy. Her efforts helped secure the development of mixed income and affordable housing near the Denver Union Station transit hub, and most recently, she has worked with a broad coalition of stakeholders to revise the city's Inclusionary Housing Ordinance.

Aaron Mirapol, President and CEO, Urban Land Conservancy, Denver, CO

Aaron Mirapol has 21 years of experience managing community development and affordable housing companies. He has over seen more than \$120 million in direct economic development, including 1,500 permanently affordable homes and 500,000 sq. ft. of nonprofit facility space. Aaron is the President & CEO of the Urban Land Conservancy (ULC), a supporting non-profit organization to the Denver Foundation. Aaron joined ULC in 2007 and leads this unique real estate company in partnering with a wide range of organizations in the Denver metro area on the strategic acquisition, development, and stewardship of land and buildings in underserved communities. An example of this is the Evans Station Lofts. ULC partnered with affordable housing developer Medici Communities using the Denver TOD Fund to purchase a blighted block 100 feet from the Evans SW light rail station. Identified as one of 7 smart affordable developments in the country that is making an impact on cities, this mixed use development

includes 50 permanently affordable apartments and 8,000 sq. of nonprofit and community space. To date ULC has partnered on 19 real estate transactions totally over \$40 million, and ranging from vacant lots to non-profit facilities, and preserving and developing over 800 units of affordable housing, with 600 financed with the TOD Fund. In the last year over 4,250 people (more than 80% are low income households) were served by the ULC's acquisitions and 400 jobs are supported by its real estate. Aaron is also a Board Member for PLACE, a national organization made up of community development practitioners.

Thomas Streitz, Housing Policy and Development Director, Minneapolis, MN

Thomas Streitz is currently Housing Policy & Development Director for the City of Minneapolis. Prior to this position he served as Deputy Executive Director of the Minneapolis Public Housing Authority (MPHA). Prior to his service at MPHA, Mr. Streitz was a government relations attorney for the Legal Aid Society of Minneapolis and served for six years as legislative counsel to the United States Senate.

Mr. Streitz has a Masters in Law and Letters from Georgetown Law School, a Juris Doctor degree from Seattle University, a Bachelor of Science degree from the University of Nebraska and was a Policy Fellow at the University of Minnesota Humphrey School.

In addition, to these positions, Mr. Streitz serves as an advisor and board member to the Family Housing Fund, Executive Committee of Heading Home Hennepin to End Homelessness, Twin Cities Community Land Bank, and the Minnesota Center for Book Arts.

Consultant Biographies

Kurt Creager

Kurt Creager is Otak's Housing & Community Development Director with over 30 years of experience working with policy, program, and project implementation. Kurt supports Otak clients in the Denver, Phoenix, Portland and Seattle markets. In recent years, he has focused on place making and community building through mixed-income and mixed-use development projects. Kurt is a Board member of the Housing and Development Law Institute, Washington, DC and an active member of the American Planning Association, Lambda Alpha International, the Honorary Society for Land Economics and the Urban Land Institute. He is also past president of the National Association of Housing and Redevelopment Officials, the nation's oldest and largest professional association dedicated to support low income housing practitioners. Kurt is an alumnus of The Huxley College of the Environment at Western Washington University and the Kennedy School of Government at Harvard University.

Rick Jacobus

Rick Jacobus is a national expert in inclusionary housing and affordable homeownership. He currently serves as a consultant to NCB Capital Impact's Cornerstone Partnership, a national peer network of homeownership programs that preserve long-term affordability (www.AffordableOwnership.org). He previously served as a Visiting Fellow at the Lincoln Institute for Land Policy where he led a year-long research project on best practices in the

administration of inclusionary housing programs nationwide. He has also served as a Lecturer in the Department of City and Regional Planning at UC Berkeley and as a Senior Program Officer for the Local Initiatives Support Corporation. Recent publications include A Path to Homeownership, published by the Center for American Progress; Affordable By Choice, Trends in California Inclusionary Housing Programs; published by the Nonprofit Housing Association of Northern California; Retail Trade as a Route to Neighborhood Revitalization published by the Brookings Institution; The City-CLT Partnership published by the Lincoln Institute for Land Policy; and Delivering on the Promise of Inclusionary Housing: Best Practices in Administration and Monitoring published by PolicyLink. He has a Bachelor's degree from Oberlin College and a Masters of City Planning degree from the University of California at Berkeley

Paul Peninger

Paul Peninger is a San Francisco-based urban planning and economics consultant specializing in housing policy, urban revitalization, development feasibility analysis and real estate transaction support. Paul was formerly a principal with BAE Urban Economics leading dozens of projects across the US, primarily in California, the Pacific Northwest, New York City and the Washington DC region. As a recognized housing policy expert, Paul has successfully managed affordable and workforce housing plans, implementation projects and policy studies for both large and small jurisdictions across the country. In addition to housing, Paul specializes in real estate feasibility analysis and finance spanning the full range of land use and development types with a focus on urban infill locations.

Paul's professional history also includes working as Program Officer for the Bay Area office of the Local Initiatives Support Corporation (LISC) and as Co-Policy Director for the Non-Profit Housing Association of Northern California. Since 2002, he has also served as a lecturer in urban economics for the Masters of Urban Design program at UC Berkeley. Paul has BA in politics from the University of California at Santa Cruz and Masters of City Planning from UC Berkeley.