



Sustainable Connected Communities Regional Exchange

# UNDERSTANDING MEASURE A & PROP 68 FOR PARKS + HOUSING JOINT DEVELOPMENT

Tuesday, July 16, 2019 | 11:00am – 2:30pm

Sol y Luna Community Room | 2917 East 1<sup>st</sup> Street, Los Angeles, CA

## AGENDA

- 11:00 AM – 11:30 AM ARRIVAL + LUNCH
- 11:30 AM - 11:50 AM WELCOME + OPENING REMARKS (20)  
Natalie Zappella, Enterprise Community Partners  
Sissy Trinh, South East Asian Community Alliance
- 11:50 AM - 12:15 PM UNPACKING MEASURE A  
Jane Beesley, Regional Parks and Open Space District
- 12:15 AM - 12:50 PM UNPACKING PROP 68 + PROP 1  
Melissa Smith, Santa Monica Mountains Conservancy  
Marybeth Vergara, Rivers and Mountains Conservancy
- 12:50 PM - 1:05 PM BREAK + GROUP PHOTO
- 1:05 PM – 1:35 PM TALE OF TWO PROJECTS  
COMMUNITY CENTER CASE STUDY  
*PAUL I. TERASAKI BUDOKAN*  
Takao Suzuki, Little Tokyo Service Center
- AFFORDABLE HOUSING + COMMUNITY PARK CASE STUDY  
*ISLA INTERSECTIONS + ANNENBERG PASEO*  
Audrey Peterson, Clifford Beers Housing
- 1:35 PM - 2:30 PM OPEN DISCUSSION WITH AUDIENCE + SPEAKERS
- 2:20 PM - 2:30 PM CLOSING DISCUSSION + UPCOMING EVENTS

**Jane Beesley**

*Jane Beesley is the Administrator of the Los Angeles County Regional Parks and Open Space District (RPOSD). She has over 30 years' experience in parks, park planning and park funding. For the last 15 years Jane has been actively involved with funding parks in disadvantaged areas of the County.*

*She was the County's lead on the development and now the implementation of Measure A. Measure A is a local funding source that provides over \$90 million a year in funds that are distributed in a weighted manner to the City and County park agencies.*

**Audrey Peterson**

*Audrey Peterson is a senior project manager with Clifford Beer Housing, Inc. Audrey manages the day-to-day operations of CBH's housing development staff. She oversees plan approvals, financing, construction, and lease-up activity for each project. Along with her Bachelor's degree, Audrey graduated with an emphasis in sustainable planning and a minor in communication design. Prior to getting her degree and joining the CBH team, Audrey studied architecture and worked in a midsize architecture and design firm in New Orleans.*

**Melissa Smith**

*Melissa Smith is the Chief of Policy and Legislation for the Santa Monica Mountains Conservancy. The Santa Monica Mountains Conservancy (SMMC) is one of ten state Conservancies with a mission to strategically buy back, preserve, protect, restore, and enhance treasured pieces of Southern California to form an interlinking system of urban, rural and river parks, open space, trails, and wildlife habitats that are easily accessible to the general public within the Upper Los Angeles River Watershed, Santa Clara Watershed and the Santa Monica Bay Watershed. Funded primarily by statewide bond funds, the SMMC awards grants for local assistance projects that align with the SMMC mission and the respective bonds.*

*Melissa is also Deputy Executive Officer for Policy and Legislation for the Mountains Recreation and Conservation Authority (MRCA), a joint powers authority of the SMMC, Rancho Simi Recreation and Park District and Conejo Valley Recreation and Park District. Melissa is currently working with the Los Angeles Regional Open Space and Housing (LA ROSAH) collaborative to develop guidelines and best practices for the SMMC and MRCA to fund green spaces in urban areas to prevent displacement. Melissa works on programs to establish, expand, analyze and enhance multi-benefit projects that provide green space in underserved communities.*

*Melissa has worked with the SMMC and MRCA for 12 years. She manages the various bond funds for the Conservancy and advises grantees and potential grantees regarding the use of bond funds for compliance with the Act itself, the Conservancy Work program, "Common Ground," and the General*



*Obligation Bond Law. She also oversees the many grants awarded to government entities and non-profits and shepherds grantees through the state funding process.*

### **Takao Suzuki**

*Takao Suzuki currently serves as the Director of Community Economic Development for the LTSC Community Development Corporation (LTSC CDC). Takao manages a department that consists of Real Estate Development, Asset & Property Management, Community Organizing & Planning, and Little Tokyo Small Business Assistance. He began his tenure at LTSC CDC in 2000 as a community organizer through the AmeriCorps program and joined the Real Estate Development Department in 2004. He has overseen the completion of nine projects consisting of approximately 300 housing units along with the Little Tokyo development of the California Japantowns projects. He currently serves on the board of the Southern California Association of Non-Profit Housing, Esperanza Community Housing Corporation, Mercado la Paloma, Inc. and is on the Affordable Housing Advisory Council of the Federal Home Loan Bank of San Francisco. He served as the District 1 appointed Housing Commissioner for the Housing Authority of the County of Los Angeles until May 2019. He holds a B.A. in Social Work from the California State University of Los Angeles and a M.A. in Urban Planning from the University of California of Los Angeles.*

### **Sissy Trinh**

*Sissy Nga Trinh is founder and Executive Director of the Southeast Asian Community Alliance (SEACA). Sissy's family moved to the United States from Vietnam when she was a toddler. After graduating from Pitzer College, she chose to use her education to fight for the rights of immigrants and low-income communities of color. She spent time organizing Vietnamese factory workers and Filipino hospital workers and educating immigrant communities on issues health care, immigrant rights, and welfare reform. Sissy is a 2002 Echoing Green Fellow and a 2015 Petra Fellow.*

### **Marybeth Vergara**

*Marybeth is a Project Analyst at the Rivers and Mountains Conservancy, Southern California's urban conservancy that includes the San Gabriel Valley, Orange County, Southeast LA and South LA. One of her primary responsibilities is to manage public grants awarded to cities, non-profits and special districts for the acquisition, planning, and development of open space for recreational opportunities and wildlife and habitat restoration. Much of her time is also spent analyzing and implementing policies for the Agency, including the recently completed Lower Los Angeles River Revitalization Plan, completed in February 2018, and using state bond funds (Prop. 1 and 68) to implement the 150+ projects identified in the Plan. Marybeth spearheaded the agency's adoption of the Environmental Justice Policy which encourages the fair treatment of people of all races, cultures and income with any RMC-funded planning or development project and the Tribal Consultation Policy which encourages consultation with Native American tribes with any state funded projects brought before the RMC. Prior to joining the RMC, Marybeth worked with the Trust for Public Land for seven years as a Project Coordinator with the Los Angeles Office and the Healthy Parks Healthy Communities Program. She served as a Training Facilitator for a series of public workshops*



*with the goal of building a constituency for parks and open space among low-income, communities of color. Marybeth attended the American University in Washington, D.C. and received her Masters Degree in Public Policy and Urban Studies.*

### **Natalie Zappella**

*Natalie Zappella serves as Program Director of the Sustainable Connected Communities (SCC) program at Enterprise Community Partners Southern California. SCC is a cross-sectoral effort to catalyze innovative strategies, resources and solutions for equitable development within the LA region and most specifically within priority low-income communities of color across LA County. SCC seeks to increase the decision-making power of low and moderate-income residents and shape policies that increase housing and economic justice, displacement protections and access to equitable transit, and healthy, vibrant neighborhoods. Native to Southern California, Natalie has over 15 years of cross-sector community development experience, and has worked directly with low-income youth and families providing mental health, education, and job coaching services, then received a Masters of Urban Planning and Social Work at the University of Michigan, Ann Arbor where she developed and facilitated a variety of community and economic development plans and social justice educational programs. In Detroit, she developed a regional sustainability + green jobs plan for environmental justice and small business leaders in the region, and then served at the Community Foundation for Southeast Michigan, where she led a variety of community development initiatives. Prior to joining Enterprise, Natalie directed a statewide technical assistance center for evidence-based health programs supporting underserved populations, public agencies and nonprofits across California.*