



SUSTAINABLE CONNECTED COMMUNITIES

ADVANCING EQUITY THROUGH HOUSING AND TRANSPORTATION

WEDNESDAY, MAY 31, 2017 | 8:30 AM TO 3:30 PM

CALIFORNIA COMMUNITY FOUNDATION | 281 S. FIGUEROA ST., SUITE 100, LOS ANGELES, CA



10th Anniversary Southland Social
20 Years in Southern California

SPEAKER BIOGRAPHIES

Ann Sewill, California Community Foundation

Vice President of Housing and Economic Opportunity

Ann Sewill is the Vice President of Housing and Economic Opportunity for the California Community Foundation, directing grantmaking, advocacy, lending and mission-related investing in the areas of housing, smart growth, and economic development. Previously she has held positions with national and local nonprofits, and in local, state and federal government.

Ms. Sewill received a M.A. from UCLA in Urban Planning. She has served as a Director of the Los Angeles Branch of the Federal Reserve Bank of San Francisco, and chaired the Affordable Housing Advisory Council of the Federal Home Loan Bank and the board of the Southern California Association of Non-Profit Housing. She currently serves on the boards of Mercy Housing California, the California Community Reinvestment Corporation, and the steering committee for Smart Growth California.

Ben Winter, Office of Los Angeles Mayor Eric Garcetti

Housing Policy Lead

As the housing policy lead for the Office of Los Angeles Mayor Eric Garcetti, Ben Winter helps to develop and execute a comprehensive agenda to grow Los Angeles' housing supply in a sustainable and equitable way. Prior to joining the Mayor's team, Ben was an analyst for the US Department of Housing and Urban Development where he provided HUD leadership with policy solutions to a variety of housing, homeless and community development initiatives under the Administration of President Barack Obama. Ben received his Master of Urban Planning at NYU's Wagner School of Public Service and was a fellow at NYU's Furman Center for Real Estate and Urban Policy. He received an undergraduate degree in Spanish Literature, International Relations and Global Cultures at UW-Madison.

Caroline Torosis, County of Los Angeles

Principal Analyst, Economic Development

Caroline Torosis is a government affairs attorney who works for the Los Angeles County Chief Executive Officer to promote the economic and social well-being of County residents by working on local policy surrounding economic development and affordable housing. In this role, she oversees the implementation of the County's Affordable Housing Coordinating Committee to ensure that the County's affordable housing efforts result from a collaborative process that includes both County departments and external stakeholders. The Coordinating Committee recently released a first-of-its-kind Affordable Housing Outcomes Report to drive policy decisions around County affordable housing investment.

Prior to her role with the CEO, Caroline worked to pass laws and regulations to protect consumer rights, tenants' rights, and promote a fair and vibrant marketplace at the Department of Consumer and Business Affairs. As a certified mediator, she has personally mediated hundreds of Unlawful Detainer cases where she has successfully helped tenants and landlords reach an amicable resolution and avoid eviction proceedings. Additionally, Caroline has worked on minimum wage enforcement, financial literacy and small business development. Caroline helped author the County's minimum wage enforcement ordinance and worked with internal and external stakeholders to establish a regional approach to minimum wage enforcement. Caroline has been instrumental in passing County sponsored legislation and testified in the California legislature to establish the County's Foreclosure Prevention Program.

Caroline is an active alumna of UCLA, is a member of the County's Women's Leadership Council, and was appointed to the Executive Committee of the Quality and Productivity Managers Network working to promote transparent and efficient government by leveraging technology and interdepartmental innovation to deliver better service to County residents. Caroline is an elected Santa Monica Rent Control Board Commissioner and works to enforce the City's Rent Control law.

Fernando Cazares, Trust for Public Land

Senior Program Manager, Climate Smart Cities

Fernando Cazares is the Senior Program Manager for the Trust for Public Land's Climate Cities Program. Prior to joining the Trust for Public Land, Fernando was the project associate for *Voces Verdes*, a project of the Natural

Resources Defense Council. Fernando's work has focused on how community organizing can influence land-use planning and supporting grassroots activists in their advocacy work. Fernando received his Master's degree in Public Affairs and Urban & Regional Planning from Princeton University and his bachelor's from Occidental College.

Isela Gracian, East LA Community Corporation (ELACC)

President

A graduate of UC Davis, Isela began with ELACC in 2004 as coordinator for a job training program and in her 13 years of service since, has held various progressive positions, including Director of Community Organizing and Vice President of Operations. Isela is distinguished as an authority among Los Angeles area equitable community development and anti-displacement leadership. The California Women's Foundation recognized Isela for her thought-leading work formulating solutions to community issues by appointing her a California Women's Policy Institute Fellow in 2006/2007. She currently serves on various boards, including Strategic Concepts in Organizing and Political Education (SCOPE) and the California Reinvestment Coalition.

Jacqueline Monterrosas, East LA Community Corporation (ELACC)

Project Manager

Jacqueline Monterrosas has worked for East LA Community Corporation for over 8 years in different capacities. Jacqueline has served as ELACC's Project Manager for over a year, prior to joining ELACC's Real Estate Development team; Jacqueline was ELACC's Asset Manager for the past 6 years. As Asset Manager, she was responsible for all aspects of asset and property management including, leasing, marketing, compliance and maintenance working along with over 4 staff in-house and over 15 staff in 3rd party managed properties consisting in over 800 units of housing. Prior to joining ELACC, Jacqueline worked for the National Farm Workers Service Center, Inc. in different capacities in affordable housing development and property management. Jacqueline's passion for affordable housing and community development began in her teens as she volunteered with her mother in different community events to revitalize Hollywood, the community where she grew up. Jacqueline holds a Bachelor of Arts degree in Urban and Regional Planning with a minor in Geographic Information Systems from California State Polytechnic University in Pomona, California. Jacqueline attended the USC's Ross Minority Program in Real Estate in January 2017.

KeAndra Dodds, Enterprise Community Partners

Senior Program Director, Policy and Special Initiatives

For more than a decade, KeAndra Dodds has dedicated her career to the creation and preservation of affordable housing; improving access to transit, healthy environments and economic opportunities; and developing policies that foster social equity. KeAndra currently works as Senior Program Director, Policy and Special Initiatives at Enterprise Community Partners. She leads the Southern California policy work and joins with Enterprise's state and federal advocates to improve access to safe, affordable homes in thriving neighborhoods. Prior to joining Enterprise, KeAndra was the Transportation and Housing Deputy for Los Angeles County Supervisor Hilda L. Solis. As Deputy, she focused on issues related to transportation, land use, affordable housing and LGBT rights. Before joining the county, she was a Staff Attorney at the Western Center on Law and Poverty in Los Angeles. There, KeAndra engaged in impact litigation, policy advocacy, technical assistance and education statewide to improve access to affordable housing for low-income families. She also advocated for equitable transit-oriented and sustainable development. KeAndra received her law degree from the University of Southern California, Gould School of Law and her bachelor's from the University of Pennsylvania.

Keith Fairey, Enterprise Community Partners

Senior Vice President, Markets

Keith Fairey is senior vice president, markets, for Enterprise Community Partners, Inc. He leads the management, oversight and strategic guidance of Enterprise's 10 markets across the United States. Keith's extensive experience in community development and real estate finance, organizational development and strategic planning has allowed him to make an impact across Enterprise. Most recently, Keith served as regional operating officer, overseeing all of Enterprise's eastern region markets. He previously served as deputy director and originator for Enterprise's New York market.

Madeline Wander, University of Southern California

Senior Data Analyst, Program for Environmental and Regional Equity (PERE)

Madeline Wander is a Senior Data Analyst at the USC Program for Environmental and Regional Equity (PERE) in Los Angeles where she conducts research focusing on environmental justice, regional equity, and social-

movement building. She also staffs PERE Director Manuel Pastor as an appointed member of the Strategic Growth Council, a state-level committee that allocates cap-and-trade revenue to California's disadvantaged communities. Madeline also sits on the Board of Directors of the Center for Race, Poverty, and the Environment. Prior to joining the PERE team, she pursued her passion for social justice through a variety of organizing efforts, including Housing LA, an affordable housing coalition convened by the Southern California Association of NonProfit Housing (SCANPH), and Barack Obama's 2008 campaign in Colorado. Madeline holds a Master's degree in Urban and Regional Planning from UCLA and a BA degree in Urban and Environmental Policy from Occidental College.

Dr. Manuel Pastor, University of Southern California (USC)

Director, Program for Environmental and Regional Equity (PERE) and the Center for the Study of Immigrant Integration

Dr. Manuel Pastor is Professor of Sociology and American Studies & Ethnicity at the University of Southern California (USC) where he currently directs the Program for Environmental and Regional Equity (PERE) and the Center for the Study of Immigrant Integration (CSII). He is the Turpanjian Chair in Civil Society and Social Change at USC, and holds an economics Ph.D. from the University of Massachusetts, Amherst.

Pastor's research has generally focused on issues of the economic, environmental and social conditions facing low-income urban communities – and the social movements seeking to change those realities. His most recent books are *Unsettled Americans: Metropolitan Context and Civic Leadership for Immigrant Integration*, co-edited with John Mollenkopf (Cornell University Press 2016); and *Equity, Growth, and Community: What the Nation Can Learn from America's Metro Areas*, co-authored with Chris Benner (UC Press 2015). He currently serves as a Public Member of the Strategic Growth Council in California, and has previously served as a member of the Commission on Regions appointed by California's Speaker of the State Assembly, and as a member of the Regional Targets Advisory Committee for the California Air Resources Board. In 2012, he received the Liberty Hill Foundation's Wally Marks Changemaker of the Year award for social justice research partnerships. Pastor's current research is looking at the last several decades of economic, social, and environmental transformations in California – and what they can tell us about the road ahead for the U.S.

Maritza Lopez, T.R.U.S.T. South LA

Board of Directors and Resident Member

Megan McClaire, Advancement Project

Director of Health Equity

Megan McClaire currently serves as the Director of Healthy Equity at Advancement Project California (APCA), a next generation, multiracial civil rights organization. In this capacity, she leads efforts that use community-driven and data-informed approaches to address health inequities affecting California residents. She also leads Race Counts, an initiative that develops a statewide vision for racial equity and provides advocates with data and policy analysis that lifts up race to better frame local campaigns. Megan is a Chicago native and graduated from the University of Illinois at Urbana-Champaign, where she received both her B.S. in Health Planning and Administration and M.S. in Public Health. Prior to joining APCA, Megan was at the Boston Public Health Commission, where she held multiple positions, including Associate Director of the Chronic Disease Prevention and Control Division and, most recently, Chief of Staff. In both roles, she led strategic planning processes to embed racial justice and health equity principles into public health work plans and implementation strategies. Megan was also a Public Health Prevention Fellow at the Centers of Disease Control and Prevention (CDC), where she worked on injury and violence prevention policy and environmental health education. Megan was also Health Promotions Coordinator at Prairie State and Hotline Coordinator at Champaign County Health Care Consumers.

Natalie Zappella, Enterprise Community Partners

Program Director, Sustainable Connected Communities

As Program Director at Enterprise Community Partners Southern California, Natalie leads the implementation of our Sustainable Connected Communities program, a cross-sectoral effort to catalyze innovative strategies, leverage capital, and shape policies to increase access to equitable housing, transit, and healthy, vibrant neighborhoods. Natalie came to Enterprise after several sustainability and health related experiences in Los Angeles and Detroit, focusing on capacity building, program development and implementation. She received a Masters of Social Work and Urban Planning at the University of Michigan, Ann Arbor and was a McGregor Geriatric Fellow, where she developed and facilitated social justice educational programs. Following that, she developed a sustainable development plan for Detroit and the surrounding

region, and oversaw the health and aging portfolio 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 with Partners in Care Foundation.

Sheila Nem, T.R.U.S.T. South LA
Community Development Manager

As TRUST South LA’s Community Development Manager, Sheila Nem supports TRUST’s community land control, advocacy, and leadership development by managing real estate initiatives, writing grant proposals and reports, and providing rapid response research. She holds a Master’s degree in Urban and Regional Planning from UCLA.

Therese McMillan, Los Angeles County Metropolitan Transportation Authority
Chief Planning Officer

Therese McMillan assumed the position of Chief Planning Officer for the Los Angeles County Metropolitan Transportation Authority (“LA Metro”) in April 2016. In that capacity, she provides executive leadership for Metro’s planning, grant funding, and real estate functions. Key initiatives include development of the agency’s recent transportation sales tax ballot Measure M, and countywide long range plan; implementation of county “active transportation” programs; strategic fund program development; and emerging community initiatives such as public health and transportation access. Prior to joining LA Metro, McMillan served as the Acting Administrator for the Federal Transit Administration (FTA) of the US Department of Transportation. During her almost 7 years at FTA, McMillan led reforms in transit safety, emergency response and resiliency investment; capital planning and oversight, and civil rights program development and oversight, including Title VI and ADA.

Before her career at FTA, McMillan was Deputy Executive Director of Policy at the Metropolitan Transportation Commission (MTC), the regional planning and funding agency for the nine-county San Francisco Bay area. During her time with MTC, Therese was an instructor in transportation funding and finance at the Mineta Transportation Institute, San Jose State University.

Teresa Castro, T.R.U.S.T. South LA
Former Board of Directors and Resident Member

Thomas Yee, Low Income Investment Fund
LA THRIVES Initiative Officer

Thomas Yee is the Initiative Officer for LA THRIVES, supporting and coordinating the work of our partners toward equitable and sustainable transit-oriented communities in Los Angeles County. He was previously the Director of Planning at the LTSC Community Development Corporation, where he helped to launch the Sustainable Little Tokyo Cultural EcoDistrict, the first neighborhood-scaled EcoDistrict proposed in the Los Angeles region. In his fifteen years working in community development in Los Angeles, he has extensive experience in affordable housing development, community organizing and coalition building, fundraising, and program implementation. Thomas earned a Masters of Urban Planning from the University of Southern California, and is an AICP certified planner.

Will Nicholas
Director, Health Impact Evaluation Center, LA County Dept. of Public Health

Will joined the Department of Public Health in October of 2015. Before that he spent five years at the UCLA Fielding School of Public Health where he co-directed the Los Angeles Study Center of the National Children’s Study and served as a lecturer in the Department of Health Policy and Management. Prior to his appointment at UCLA, he spent three years as Director of Research at the California Endowment where he oversaw the research and data development grant portfolio and the development of the data infrastructure for a statewide place-based initiative called Building Healthy Communities. Prior to that, Dr. Nicholas spent six years as a Senior Research Analyst at First 5 LA, where he commissioned and managed evaluation and research grants related to early childhood health and development. Dr. Nicholas has also served as an Associate Policy Analyst at the Rand Corporation where conducted policy research on childhood asthma and was involved in a number of health care quality improvement projects, and as a Research Analyst for the Los Angeles County Health Department’s Tobacco Control Program. Nicholas, a resident of Los Angeles, received his B.A. in Spanish Literature from the University of California, Berkeley; both his M.A. in Latin American Studies and M.P.H. in Population and Family Health from UCLA; and his Ph.D. in Public Health from Yale University.