

**BUDGET SUBCOMMITTEE NO. 4 ON STATE ADMINISTRATION
AND
HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
CARRILLO, WICKS, Chairs**

**JOINT INFORMATIONAL HEARING
TUESDAY, FEBRUARY 15, 2022
1:30 p.m. — State Capitol, Room 444**

SUBJECT: *Exploring Opportunities for Homeownership*

Biographies of Panelists

Panel 1: Academic: Overview of Housing Market in California with a focus on Equity

Stephen Menendian, Assistant Director, Othering & Belonging Institute

Stephen Menendian is the Assistant Director and Director of Research at the Othering & Belonging Institute, where he supervises many of the Institute's research initiatives and ongoing projects. In particular, Stephen spearheaded the "Roots of Structural Racism" study revealing the persistence of racial residential segregation and its consequences, and a similar project focused on the San Francisco Bay Area. He also leads the Inclusiveness Index initiative, an annual assessment of global inclusivity rankings.

Stephen's primary areas of expertise are structural racism, civil rights, fair housing, affirmative action and educational equity, but his research focuses on the causes and mechanisms of inter-group inequality, and the design of effective equity policy interventions permitted under prevailing interpretations of law, including California's anti-affirmative action ballot initiative, Proposition 209.

Stephen is the author of many scholarly publications, book chapters, journal and law review articles and a regular contributor to Berkeley Blog. His most recent large publication, *The Roots of Structural Racism*, was covered by CNN, Time Magazine, the Atlantic, the Guardian, the Los Angeles Times, the San Francisco Chronicle, The Root, Axios, Bloomberg news, the New York Post, the East Bay Times, among other online, television, radio and print media across the country.

Other recent publications include: "The Road Not Taken: Housing and Criminal Justice 50 Years after the Kerner Commission Report" with Richard Rothstein, "Targeted Universalism: Policy and Practice" with John Powell and Wendy Ake, "Putting Integration on the Agenda," also with Richard Rothstein for the American Bar Association's Journal of Affordable Housing, and "Racial Segregation in the San Francisco Bay Area," a series for the Othering & Belonging Institute.

Stephen co-chaired "Race & Inequality in America: The Kerner Commission at 50 conference," held in the Spring of 2018, a conference that brought together the nation's leading experts on race and housing, the criminal justice system, employment, transportation and health care in order to envision a contemporary racial justice agenda.

Other notable publications include the landmark article "The Problem of Othering: Toward Inclusiveness and Belonging" with John Powell for *Othering & Belonging*, "Affirmatively Furthering Fair Housing: A Reckoning with Government-Sponsored Segregation in the 21st Century" for the *National Civic Review*, "Opportunity Communities: Overcoming the Debate over Mobility Versus place-based Strategies" in *The Fight for Fair Housing*, and "What Constitutes a 'Racial Classification'?: Equal Protection Doctrine Scrutinized" for the *Temple Political & Civil Rights Law Review*, and "Remaking Law: Moving Beyond Enlightenment Jurisprudence" (with John Powell) for the *St. Louis University Law Journal*.

Stephen developed and co-authored the Institute's Amicus brief in the United States Supreme Court case of *Texas Department of Housing and Community Affairs v. the Inclusive Communities Project*, cited by the Supreme Court in a landmark decision recognizing disparate impact claims under the Fair Housing Act. He also co-authored the Institute's Amicus brief in *Fisher v. Texas* asking the Court to uphold the University of Texas' race-conscious admissions policy, the Amicus brief for *Mount Holly* arguing that disparate impact standard remains essential to address the ongoing legacy of historical housing segregation, as well as an Amicus brief in the 2007 Seattle/Louisville K-12 integration cases to persuade the Court to sustain voluntary integration plans in the Seattle and Louisville school districts.

Stephen is also an editor for *Othering & Belonging*, a journal published by the Othering & Belonging Institute, and edited a number of policy briefs published by the Institute's faculty clusters, including co-authoring the brief *Responding to Rising Inequality: Policy Interventions to Ensure Opportunity for All*.

Older publications of note include "Structural Racism in the United States" to the UN's CERD Committee, "Systems Thinking and Race: A Primer" for the Kirwan Institute for the Study of Race and Ethnicity, "Beyond Public/Private: Understanding Excessive Corporate Prerogative" for the *Kentucky Law Journal*, "Parents Involved: The Mantle of Brown, the Shadow of Plessy" for the *University of Louisville Law Review*, and "Little Rock and the Legacy of Dred Scott" for the *St. Louis Law Journal*.

Stephen also authored the State of Ohio's Diversity Strategies For Successful Schools Guidance, which was adopted by the State Board of Education of Ohio in May, 2012. In addition, Stephen co-authored an interim report, Diversity Strategies for Successful Schools: Recommendations to the State Board of Education of Ohio, on September, 2011 with the Kirwan Institute for the Study of Race & Ethnicity.

Stephen regularly trains policymakers, educators, non-profits, and other institutions on structural racism, targeted universalism, diversity, inclusion, belonging, and affirmative action practices, policies, and compliance, including creative ways to improve diversity within the bounds of law, and regularly presents on issues of fair housing, affordable

housing, racial segregation and land use policies, voting rights, Proposition 209, and diversity in the practice and teaching of law. Stephen is a licensed attorney.

Panel 2: Overview of state homeownership programs

Francesc Marti, Legislative Director, California Housing Finance Agency

Francesc Martí has been the California Housing Finance Agency's Director of Legislation and Policy since 2018, during which time he has led CalHFA's extensive collaboration with legislators and policymakers at the federal, state and local levels. Martí has also worked extensively with Governor Gavin Newsom's Administration on its housing initiatives and has played a key role in the design and expansion of several of CalHFA's Multifamily programs, most notably a first-of-its-kind-in-California Bond Recycling Program.

Pedro Galvao, Legislative Director, Department of Housing and Community Development

Pedro been Policy Director at the Non-Profit Housing Association of Northern California since 2019, where he has held multiple positions since 2016, including Senior Policy Manager and Regional Planning and Policy Manager. He was a Regional Planner at the Association of Bay Area Governments from 2013 to 2016. He was a Budgeting and Policy Summer Analyst at the Office of San Francisco Supervisor Jane Kim in 2012 and a Legislative and Policy Intern at the Office of San Francisco Supervisor David Chiu in 2011. Galvao was a Field Organizer at Jane Kim for Supervisor in 2010. He was Founder and Executive Director at El Proyecto Voz Latina from 2009 to 2010. Galvao is a housing policy board member of SPUR and a board member of TransForm. He earned a Master of Public Policy degree in social and urban policy from the Harvard University John F. Kennedy School of Government. This position does not require Senate confirmation and the compensation is \$144,672. Galvao is not eligible to register to vote.

Panel 3: Industry perspective: Challenges to increasing homeownership

Tasha Henneman, Ed.D., Chief of Policy & Governmental Affairs, PRC

Tasha Henneman oversees PRC's public policy and government affairs, as well as all communications functions. She also serves as director of the Black Leadership Council, a new policy initiative addressing broken systems of care for African-Americans and other minority populations. Tasha's professional experience encompasses more than two decades in the nonprofit and government sectors. Prior to PRC, Tasha was chief of staff at SF Goodwill Industries and served as district director for State Senator Nancy Skinner (D9-East Bay) and as education and health policy advisor in the Office of the Mayor of Berkeley. Tasha earned her EdD and MA in early childhood education and leadership at Mills College. She also holds an MA in public administration from California State University Hayward and a BA in liberal studies from California State University Chico. Among her many current board and advisory roles are Lifelong Medical, the Center for Equity in Early Childhood Education, Berkeley Public Schools Fund, The Preventive Ounce, and K*STAR*Productions

Jeff Schroeder, Senior Vice President, Land Acquisition & Planning, Ponderosa Homes

As senior vice president of land acquisition and planning, Jeff Schroeder has overseen all of Ponderosa's land acquisition, entitlement and development activities since 1999. Schroeder started his homebuilding career at Dividend Homes and has held land acquisition and planning positions at A-M Homes, Greystone Homes and Ryland Homes. He is a licensed real estate broker and holds a bachelor's degree in political science and urban affairs from Virginia Tech and a master's degree in city and regional planning from UC Berkeley.

When Jeff is not working on finding and planning land for new Ponderosa Homes communities, he and his wife, Annie, like to travel and visit their three grown children. Jeff stays fit as an active mountain and road bicyclist. He remains involved with his peers as the past chairman of the Building Industry Association of the Bay Area. He also serves as the chairman of the California Building Industry Association PAC and serves on its executive committee and board of directors.

Debbie Arakel-Sheppard, Executive Director, Habitat for Humanity CA

Debbie Arakel-Sheppard is the Executive Director for Habitat for Humanity California – the state support organization for 41 Habitat for Humanity Affiliates in California, committed to increasing affordable housing statewide. She served as the Executive Director for Nevada County Habitat for Humanity for over ten years, and prior to moving into the nonprofit sector, Debbie was a management consultant with Accenture. She worked internationally with global organizations in the manufacturing and electronics and high-tech industries including Cisco Systems, Akzo Nobel, Motorola and International Paper. Debbie served as Vice President on the Board of Directors for Sacramento Habitat and volunteered with Habitat International in Ethiopia and Costa Rica. Locally, she's been a volunteer with Big Brothers Big Sisters, a member of Nevada County Contractors' Association (NCCA) and a trainer and member of the Center for Nonprofit Leadership (CNL). Debbie and her husband Stephen built their own home in Smartsville, where they live with their dog Alice, a stray pig called Molly and a few too many chickens and guinea hens. Debbie earned her M.B.A. from Vanderbilt University, and holds a B.A. in Psychology from Pepperdine University.

Tom Collishaw, President and CEO, Self-Help Housing Enterprises

Tom Collishaw is President and CEO of Self-Help Enterprises, a multi-faceted housing and community development nonprofit serving the San Joaquin Valley of California since 1965. The oldest and largest self-help housing organization in the country, Self-Help Enterprises was a pioneer in the development of sweat-equity housing for rural low income farmworkers. As of July 31, 2021, the nonprofit organization has assisted 6,414 families in the construction of their own homes, rehabilitated another 6,783 homes, developed over 1,896 units of affordable rental housing, and connected over 33,000 households to water and sewer infrastructure. Collishaw has worked for the organization in various capacities since 1980, and was named CEO in 2014.

Collishaw serves on the boards of California Coalition for Rural Housing, National Rural Housing Coalition, National Farmworker Housing Directors Association, and is President of the National Rural Self-Help Housing Association