



Expanding Opportunity, a Central Texas Regional Summit, brings together leaders from across the five county Austin-Round Rock-San Marcos Metropolitan Area to explore how we can do a better job of improving access to economic opportunity for individuals and families in the region.

www.canatx.org

 /canATX

 /canATX



**Central Texas Regional Summit
San Marcos Conference Center
November 8, 2018**

**What Role can Expanding Housing Opportunities
Play in Bridging
the Economic Divide?**





SUMMIT GOALS

- Create a clearer sense of shared challenges and opportunities
- Increase awareness of the interconnectedness of seemingly disparate efforts.
- Highlight collaborations already happening; and
- Foster new connections, ideas and actions to create an economically inclusive future for all people.

What can be done to improve access to housing opportunities for working individuals and families?

Rapidly rising housing costs are making it more difficult for working individuals and families to find housing that is affordable to them. Expanding access to workforce housing at a variety of income levels will make it possible for a greater number of individuals and families to strike a more appropriate balance between housing costs and other household needs.

How we respond to these questions today will shape our community tomorrow!

An estimated two to two-and-a-half million additional people will be living in our five county region over the next 20 years. How we answer these questions today will have a big impact on what our region looks like in the future.



Community Advancement Network is a partnership of government, non-profit, private and faith-based organizations who work together to enhance the social, health, educational and economic well-being of Central Texas. CAN provides a unique, collaborative forum to enhance awareness of issues, strengthen partnerships, connect efforts across issue areas, and facilitate development of collaborative strategies.

PANEL 2: PUBLIC SECTOR EFFORTS TO EXPAND HOUSING OPPORTUNITY



Lourdes Castro-Ramirez

University Health System Foundation

Panel 2 Moderator

Castro-Ramirez is the current President of the University Health System Foundation which is dedicated to advancing the medical, educational and research goals and improving the health and well-being of the people of San Antonio, Bexar County, and South Texas.

Prior to her position with the Foundation, Castro-Ramirez served in President Barack Obama's Administration as the Principal Deputy Assistant Secretary leading the U.S. Department of Urban Development's (HUD) Office of Public and Indian Housing.

From April 2009 to March 2015, Castro-Ramirez led the San Antonio Housing Authority as the President/CEO. Under her leadership, SAHA became known for its innovations in education, workforce development, affordable housing preservation and neighborhood revitalization.



María Antonietta Berriozábal

San Antonio Mayor's Housing Policy Task Force

María Antonietta Berriozábal has been contributing to the community of San Antonio for over fifty years. After twenty years of attending night school while working in secretarial and administrative jobs to help her family, María received her BA in Political Science from the University of Texas at San Antonio in 1979. While engaged in her studies and full time work, she volunteered in her church and exercised leadership in community and political organizations. In 1981 she became the first Latina elected to the San Antonio City Council where she served with distinction and independence for a decade. Upon leaving public office she served for several years as U. S. Representative to the Inter-American Commission of Women of the OAS and in such a post she had the opportunity to work with women from other parts of the world through the United Nations structure.



Michael Wilt

Texas State Affordable Housing Corporation (TSAHC)

Michael Wilt is the External Relations Manager for TSAHC. He leads the organization's government, community, media and peer organization relations activities. His more than ten years of affordable housing and commercial real estate policy expertise include overseeing government relations for a prominent real estate organization, working in both chambers of the Texas Legislature and for the former Mayor of San Francisco, Gavin Newsom.

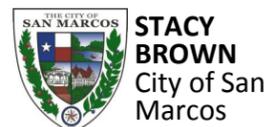
Michael is Chair of the Housing Council for Urban Land Institute - Austin and also sits on the organization's Advisory Board and Affordability Strategic Council. He's on the Executive Committee of the Austin Housing Coalition and the Board of the Chestnut Neighborhood Revitalization Corporation. He sits on multiple statewide councils and workgroups focused primarily on the intersection of housing and health, and he holds a J.D. from the University of San Francisco School of Law and a B.A. in Government and Latin from the University of Texas at Austin.



Bert Lumbreras

San Marcos City Manager

Bert Lumbreras has 37 years of experience as a City Manager or an Assistant City Manager in Austin, Waco, Uvalde, Alamo, Floresville and Dilley. He served as the International City/County Management Association Mountain Plains Vice President from 2015-2018 and previously served on the Board of Directors of the Texas City Management Association from 2010-2014, including President in 2012. He has a Bachelor's Degree in Political Science, with a concentration in Public Administration, and a minor in Geography and Urban Planning from Southwest Texas State University. Bert has served on numerous volunteer boards, primarily ones serving under-privileged families.



ELIZABETH ALVARADO
City of Round Rock



SUSAN WATKINS
City of Georgetown



GAIL MCCANT
City of Austin

PANEL 1: PRIVATE SECTOR PERSPECTIVES ON EXPANDING HOUSING OPPORTUNITY



GREG SMITH

Austin Revitalization Authority
Panel 1 Moderator

Gregory L. Smith is a life-long resident of Austin, Texas; who has been involved with community development work for over thirty years. Greg worked and managed the Community Development programs for nearly 18 years with the City of Austin prior to retiring from the City in 2005.

As President and CEO of the Austin Revitalization Authority (ARA), since 2009, Gregory has continued his community development work by carrying out ARA's mission, which is "to engage in commercial, residential and cultural development that promotes community well-being, while respecting the people, institutions and history of East Austin and other underserved communities". ARA has been and continues to be instrumental in the redevelopment of the East 11th Street corridor including owning and managing over 64,000 square feet of office and retail space on the corridor.

NORA LINARES-MOELLER

Housing Works



Nora Linares-Moeller was named Housing Works Austin's Executive Director in April of 2018. She had served at the organization's Interim E.D. since August of 2017. She spent 12 years in state government management with the last five serving as the first Executive Director of the Texas Lottery Commission. Under Linares-Moeller's direction, the Texas Lottery achieved international prominence setting industry records for the sale of instant, Lotto and daily game tickets.

In 1997, Nora started her consulting company serving gaming clients all over the world, as well as other companies, nonprofits and political candidates. Her work in affordable housing began in 2013 as the fundraising consultant for the highly successful Keep Austin Affordable campaign. Linares-Moeller received her Bachelor of Arts degree from Southwest Texas State University.



SEAN GARRETSON

Pegasus Planning

Sean Garretson is the President of Pegasus Planning and Development, a workforce development, economic development, market analysis and revitalization consulting company based in Austin, Texas. Prior to starting Pegasus in 2000, he was responsible for planning and economic development activities for a Council of Government and a large public utility in Central Texas.

Mr. Garretson has helped 100+ cities, community colleges, counties and regions throughout the US plan for their future and diversify their economies and operations. He specializes in helping the public sector and private sector collaborate for the benefit of the regional economy—focused on workforce development and innovation strategies. He serves as President of the Chestnut Neighborhood Revitalization Corporation, where he has led the development of 100 affordable units in both single family and mixed-use developments.



David Steinwedell

Affordable Central Texas

David H. Steinwedell is a 34 year veteran of the commercial real estate industry and has worked in a variety of disciplines including public and private investment management, acquisitions, debt, capital markets, investment banking and asset management. David is the President and CEO of Affordable Central Texas (ACT), a fund sponsor with a current focus on preserving workforce multifamily housing utilizing private equity through the Austin Housing Conservancy Fund.

Prior to ACT, David was Executive Director of the Urban Land Institute (ULI) in Austin, TX in addition to being Managing Partner of Stoneforge Advisors, LLC, a real estate investment and advisory firm. He is a former managing partner and investment committee chairman of AIC Ventures and also formerly served as president of Wells Fund Management at Wells Real Estate Funds.

AGENDA

- 10:00 AM **Welcome & Recognition of Sponsors:**
Raul Alvarez, CAN Executive Director
- 10:05 AM **Introduction of San Marcos Mayor John Thomaides**
Dr. Kelly Crook, CAN Board Chair
- 10:10 AM **Welcome**
John Thomaides, San Marcos Mayor
- 10:20 AM **Getting to Know San Marcos**
Bert Lumbreras, San Marcos City Manager
- 10:35 AM **Demographic Profile of Central Texas**
Chris Schreck, CAPCOG
- 11:00 AM **Panel: Private Sector Perspectives on Expanding Housing Opportunity**
Moderator: Greg Smith, Austin Revitalization Authority

Presenters:
Sean Garretson, Pegasus Planning
Nora Linares-Moeller, Housing Works
David Steinwedell, Affordable Central Texas
- 12:00 AM **Lunch Served - Fair Housing Act 50th Anniversary Celebration**

Dr. Thomas Longoria
Professor of Political Science at Texas State University and Director of the Center for Politics, Research & Training
- Fair Housing Award Ceremony**
Raul Alvarez, CAN and Theresa Alvarez, Wells Fargo
- 12:30 PM **Keynote: Making Housing a Key Priority**
Lourdes Castro-Ramirez
President of University Health System Foundation, former Deputy Principal Assistant Secretary of the U.S. Department of Housing & Urban Development, and Chair of San Antonio Mayor's Housing Policy Task Force
- 1:00 PM **Panel: Public Sector Efforts to Expand Housing Opportunities**
Moderator: Lourdes Castro-Ramirez

Presenters:
María Antonietta Berriozábal,
San Antonio Mayor's Housing Policy Task Force
Michael Wilt, Texas State Affordable Housing Corporation

Bert Lumbreras, City Manager, City of San Marcos Workforce Housing Initiatives
- 2:00 PM **Parting Remarks, Event Evaluation, Adjournment**
Raul Alvarez, CAN

FAIR HOUSING ACT 50TH ANNIVERSARY RECOGNITIONS:

WELCOME — CITY OF SAN MARCOS

MAYOR JOHN THOMAIDES

Mayor of San Marcos



Mayor Thomaides was elected as the 45th Mayor of the City of San Marcos on December 13, 2016. Prior to that, he served as a San Marcos City Council Member since 2003, also serving as Mayor Pro Tem. As a council member, his policy focus has included economic development, transportation, open government, and public art. As Mayor, he has presided over the hiring process for the City Manager, helped push through a bond package and spearheaded efforts to adopt a climate action plan. Currently, Mayor Thomaides serves as the city's representative to the Capital Area Metropolitan Planning Organization (CAMPO), and on the city's Finance and Audit Committee.

DEMOGRAPHIC PROFILE

CHRIS SCHRECK

Capital Area Council of Governments (CAPCOG)



Chris Schreck is the Director of Regional Planning and Services for the Capital Area Council of Governments (CAPCOG). His portfolio at CAPCOG includes providing communities in a 10-county region with technical assistance to support economic competitiveness, land-use planning, and economic resiliency. Mr. Schreck's prior experience includes international development and policy consulting for SRI International, as well as work for the US Treasury Department, and the Overseas Private Investment Corporation. Mr. Schreck holds a Master of Public Policy from Georgetown University and a Bachelor of Arts in Economics from the University of Texas at Austin.

FAIR HOUSING 50TH ANNIVERSARY COMMEREATE

DR. THOMAS LONGORIA

Professor of Political Science at Texas State University and Director of the Center for Politics, Research & Training



Thomas Longoria is professor of Political Science at Texas State University and the Director of the Center for Policy, Research, and Training at Texas State University. Longoria teaches courses on nonprofit management, public policy, minority and urban politics, and public administration. Longoria has conducted nearly \$3,000,000 in research and sponsored projects in the area of community development. He is author or co-author articles that appear in journals such as the *American Political Science Review*, *Urban Affairs Review*, *Urban Affairs Quarterly*, *Nonprofit and Voluntary Sector Quarterly*, *Social Science Quarterly*, *State and Local Government Review*, *Journal of Minority and Immigrant Health*, *Death Studies*, *Journal of Public Management and Social Policy*, and the *Western Political Quarterly*. He received his B.A. degree from Pan American University and his Ph.D. from Texas A&M University.

CAN LEADERSHIP

DR. KELLY CROOK

Superintendent, Del Valle ISD and Chair—CAN Board of Directors



With a myriad of extensive experience in the public school environment and a product of public schools herself, Dr. Kelly Crook was named the first Female Superintendent of Del Valle ISD when she took office in December 2011. Her financial acumen and long-range planning expertise stems from her experience serving for six years as the Assistant Superintendent of Finance and Operations and Director of Accountability for Del Valle ISD. Dr. Crook's background includes ESL classroom engagement in the Dallas ISD and Frisco ISD, service as middle school assistant principal in Leander ISD and program specialist at the Texas Education Agency. A native Austinite, she received her Ph.D. in Educational Administration from the Cooperative Superintendency Program at the University of Texas at Austin. A fearless champion for her staff and students, Dr. Crook presides over a diverse and achievement-oriented district that serves nearly 11,000 students on 16 campuses in southeast Travis County.

PATRICA V. HAYES, J.D.

Chair - Greater Austin Black Chamber of Commerce & Vice Chair—Can Board of Directors



Patricia V. Hayes, J.D., is the Principal/Owner of PVH Consulting Group, LLC, a strategy consulting, public affairs, and leadership development firm in Austin, Texas, where she supports executive-level leaders. Patricia has been involved in the legislative and public policy arena for over 25 years and is an active education advocate and business leader in her community.

Patricia has been involved in the legislative and public policy arena for over 25 years and has served as a respected policy confidante, advisor and strategist to executive leadership at the state and national level in governmental, private and non-profit organizations, including a Lieutenant Governor, State Senator, Commissioner of Education and University System Chancellor. She served as the first African-American and female Vice Chancellor in the Texas State University System.

RAUL ALVAREZ

Executive Director, Community Advancement Network



Raul Alvarez was hired to serve as CAN's Executive Director 2015 and brings a diverse set of skills and experience to the organization. Alvarez served as an Austin City Council member from 2000 to 2006 and as a representative of the City Council on CAN's governing board during that time. In 2004, he served as the Chair of the CAN governing board. After serving on the Austin City Council, Alvarez was elected to serve on the Austin Community College Board of Trustees from 2008 – 2010. He also served on the Board of Capital Metro, the Electric Utility Commission, and the Govalle/Johnston Neighborhood Planning Team. Alvarez is the board president of the East Austin Conservancy and a founding member of Futuro Fund Austin. Prior to serving as Executive Director for CAN, Alvarez worked for the Austin Independent School District in the Office of Redesign (2007 to 2010) and the Office of Teaching and Learning (2010 to 2015). Alvarez currently serves as a member of the Early Childhood Council and as Co-Chair of the Anti-Displacement Task Force of the City of Austin.

FAIR HOUSING ACT 50TH ANNIVERSARY RECOGNITIONS



An non-profit organization that works to protect tenants' rights and educate the community on fair housing. Their vision is to make Texas communities open to all without discrimination and free of landlord-tenant disputes.



The Reentry Roundtable's mission is to be a robust collaborative to promote public safety through effective reentry and reintegration of formerly incarcerated persons and individuals with criminal histories.



A non-profit organization that works to change unjust laws and policies that prevent Texans from realizing their full potential. They conduct research that uncovers inequity in laws and policies and identifies solutions for lasting, concrete change.



A county-wide partnership working to develop comprehensive community initiatives by identifying community priorities, collecting and analyzing data, and bringing together collaborative partnerships that will result in community solutions.



ARCIL is a consumer-driven, community-based, not-profit organization dedicated to the empowerment of persons with disabilities to achieve maximum independence and equal community access. Services are developed, directed and delivered primarily by persons with disabilities.



A non-profit organization, also known as the Texas Low Income Housing Information Service, whose mission is to support low-income Texans' efforts to achieve the American dream of a decent, affordable home in a quality neighborhood.