

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

9:00 a.m. – 9:25 a.m. Setting the Stage for Thriving Communities

Julio Lamas:

Julio Lamas is Executive Director of the Sacramento Housing Alliance, where he leads regional advocacy and policy efforts to advance the increased development and preservation of affordable housing and equitable communities. He brings more than 15 years of experience spanning affordable housing development, state housing programs, community development, and public policy. Prior to joining SHA, Julio served in several roles with the California Department of Housing and Community Development, most recently as Farmworker and Rural Housing Section Chief. He previously served on the City of Sacramento Planning and Design Commission and as a Peace Corps Volunteer in Albania. Julio holds a Master of Public Administration from the University of Southern California and a B.S. in Community and Regional Development from UC Davis.

Sacramento Vice Mayor Karina Talamantes:

Vice Mayor Karina Talamantes is a passionate advocate who brings extensive experience to her role with the City of Sacramento. Previously, she served as a County Board of Education trustee, where she tirelessly worked on behalf of 245,000 Sacramento students, advocating for improved education funding and equity. Holding a Bachelor's degree in Community and Regional Development from UC Davis, she played a pivotal role in narrowing opportunity gaps among public school students through President Obama's Initiative on Educational Excellence.

In addition to her educational background, Karina has a strong foundation in private sector recruitment and has served as Chief of Staff to then Vice Mayor Angelique Ashby. This diverse experience equips her with a comprehensive perspective, enhancing her effectiveness as Vice Mayor. As a proud Latina, Karina is deeply committed to highlighting diversity, family values, and community engagement throughout her leadership journey.

9:25 a.m. – 9:45 a.m. Keynote Address

Secretary Tomiquia Moss:

Tomiquia Moss is the Secretary of the California Housing and Homelessness Agency (CHHA). As Secretary, she oversees 5 entities that are responsible for defending civil rights, funding and preserving affordable housing, expanding homeownership, and working to prevent and end homelessness statewide. Tomiquia has more than 20 years of leadership experience in the nonprofit and public sectors. She previously served as Secretary of the Business, Consumer Services and Housing Agency. She founded and led All Home, a Bay Area organization advancing regional solutions to disrupt the cycles that perpetuate homelessness and poverty. She was also the CEO of Hamilton Families, served directly under the mayors of both San Francisco and Oakland, and was the Executive Director of the HOPE SF Initiative.

10:00a.m. – 11:00 a.m. It Takes a Team: Using an Innovative Approach to Keep Homeless Families Housed, Stable, and Thriving in Permanent Supportive Housing

Sarah Bontrager:

Sarah Bontrager is the Housing and Public Services Manager for the City of Elk Grove, where she has the unique opportunity to do high-level policy work and meet many of the people who benefit from it. Currently, she oversees the City's affordable housing and homelessness policy and programs, as well as grant programs for nonprofit organizations. She manages several housing and community development grant programs, including the Community Development Block Grant, affordable housing development loans, homebuyer assistance programs, and the City's homeless navigation team.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

In her time with Elk Grove, she has underwritten more than \$50 million in City loan funding to support over 1,500 new units of affordable housing for families and seniors and created new homeless shelter and transitional housing resources for Elk Grove residents. She is currently leading the effort to locate and construct a new custom-built homeless shelter serving adults and families. She served on the Sacramento Continuum of Care Board for six years and currently serves as Chair of the CoC's Project Review Committee.

Rachel Roguski:

Rachel Roguski is the Director of Supportive Housing and Health Services at LifeSTEPS, where she has dedicated over eight years of service. She began her career with the organization as a Resident Services Director in Affordable Housing and has continued to advance through leadership roles driven by her commitment to community impact. Rachel holds a Bachelor of Science in Psychology from Brandman University.

In her current role, Rachel oversees multiple county-funded and state-aligned initiatives across California, including contracts with Los Angeles Homeless Services and Housing, Alameda County, Santa Clara County's Family Self-Sufficiency Program, and the CalAIM program. She is responsible for program oversight, compliance, and strategic growth, ensuring services are responsive, effective, and aligned with community needs. Rachel also fosters strong partnerships with housing authorities, housing developers, county agencies, and managed care plans to ensure the ongoing success and sustainability of LifeSTEPS' programming.

Miguel Jacquez:

Miguel Jacquez currently serve as Assistant Vice President for the Sacramento Regional Office of John Stewart Company (JSCo), bringing more than 25 years of property management experience with a focus on affordable housing, operational excellence, and community development. He began my career in 1998 and joined JSCo in 2003 as a Maintenance Dispatcher, advancing through leadership roles before being promoted to Assistant Vice President in 2025.

In his current role, Miguel oversees Regional Managers/Director, and one directly managed property, leading teams that consistently maintain occupancy rates of 98%–100% and accounts receivable below 2% of Gross Potential Rent. He has extensive experience managing affordable housing developments, including new construction lease-ups, rehabilitation projects, and re-syndications.

Key accomplishments include leading the successful lease-up of Mirasol Village, a 427-unit mixed-income community that replaced the former Dos Rios public housing development, and The Studios at Hotel Berry, a 105-unit SRO community serving individuals experiencing or transitioning out of homelessness. Miguel has also overseen major rehabilitation and lease-up projects, managed special needs housing, and partnered with organizations such as LifeSTEPS, TLCS, Turning Point Community Programs, and Urban Strategies. His leadership is grounded in a commitment to expanding quality affordable housing while delivering strong operational performance and positive community outcomes.

Bruce Kuban:

Bruce Kuban is the former LifeSTEPS' Director of Supportive and Health Services and has been with LifeSTEPS for over 11 years. He currently is semi-retired and serves as the Project and Training Specialist working to develop new projects for the agency while also assisting with quality assurance, compliance and oversight to several programs contracted by LifeSTEPS to provide social and supportive services to residents living in affordable permanent housing. These programs include intensive case management services for formerly homeless residents living in permanent supportive housing provided through the Los Angeles County Department of Health Services, Housing for Health division.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

With more than 30 years of experience in the social services field, Bruce previously served as a case manager to clients receiving subsidized childcare. He also worked as a Family Resource Center project manager and a middle school counselor for 10 years. Bruce received his Master's Degree in Marriage, Family and Child Counseling from Sacramento State University.

11:15 a.m. – 12:30 p.m. A New Day for Affordable Housing: Streamlining Approvals, Financing, and Cross-Agency Coordination

Marina Wiant:

Marina was appointed by Treasurer Fiona Ma as the Executive Director of the California Debt Limit Allocation Committee (CDLAC) and the California Tax Credit Allocation Committee (CTCAC) in January 2024. Both committees are chaired by Treasurer Ma and play a critical role in financing the construction of affordable rental housing in California.

Prior to her appointment, Marina served since 2012 as Vice President of Government Affairs for the California Housing Consortium (CHC), a statewide, nonpartisan advocate for the production and preservation of housing affordable to low- and moderate-income Californians. At CHC, Marina led a policy and advocacy team that secured the passage of a range of legislation, ballot measures, and budget resources that have transformed the affordable housing industry—including the state's first permanent source of funding for affordable housing since redevelopment and its last statewide housing bond, as well as groundbreaking legislation that has opened new sites to affordable development and accelerated local approvals.

Prior to joining CHC, Marina worked as a legislative staffer in the California State Assembly and interned with the Assembly Business, Professions, and Consumer Protection Committee. Marina received her J.D. from Santa Clara University, with an emphasis in international law, and received her B.A. from UCLA, majoring in political science and minoring in Global Studies and Russian Language. She was admitted to the California State Bar in December 2010.

Tony Sertich:

Tony Sertich was appointed by Governor Newsom in September 2025 as the Executive Director of the California Housing Finance Agency, the state's affordable housing lender. Sertich previously served as the Assistant Deputy Director of the Division of State Financial Assistance at the Department of Housing and Community Development (2022-2025); Deputy State Controller focused on housing (2019-2022); and various roles at CalHFA, including Financing Risk Manager, Director of Multifamily Programs and Director of Enterprise Risk Management and Compliance, from 2004 to 2018. Sertich earned a bachelor's degree from UC Berkeley.

Jonathan Klein:

Jonathan Klein is the Executive Director of the Housing Development and Finance Committee (HDFC), where he brings three decades of experience in affordable housing finance to California's new housing and homelessness organizational structure.

An accomplished affordable housing finance leader, he has worked across the corporate, nonprofit, and government sectors, consistently advancing efforts to expand and strengthen affordable multifamily housing. Over his career, Jonathan and his teams have generated more than \$3.1 billion in lending with zero losses and separately he launched a successful \$95 million affordable housing lending program within two years.

Jonathan began his career in government and politics, serving in senior roles in the Massachusetts State Senate and as Chief of Staff to two Members of Congress.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

He later transitioned to his long-held passion: financing high-quality affordable housing that revitalizes communities and supports residents' long-term success. His work has included leadership roles in banking and the Community Development Financial Institution (CDFI) sector, as well as service on boards and loan committees for CDFIs, housing advocacy groups, and nonprofit affordable housing developers.

He holds a BA from the University of Massachusetts Amherst and an MPA from Harvard University's Kennedy School of Government. In 2024, he was awarded an MA in History from the University of Massachusetts at Boston with a concentration on the Civil Rights Movement. Jonathan lives in Lafayette, California with his family and devotes time to fitness and enjoying hiking with his family

Lauren Maddock:

Lauren Maddock joined the California Housing Partnership in 2018. As Senior Director, Financial Consulting – Portfolio Recapitalization, she provides financial consulting, technical assistance, portfolio analysis and training to our nonprofit and government partners on recapitalization strategies. She has extensive experience evaluating and developing strategies for older asset portfolios and has direct experience with a wide range of affordable housing finance tools including LIHTCs, tax-exempt bonds, and virtually all public funding programs administered at the local, state, and federal levels. Lauren is a frequent conference speaker and has presented on a variety of topics including portfolio analysis and management, Year 15 investor exits, re-syndications, and occupied rehabilitation and relocation strategies.

Prior to joining the Partnership, Lauren worked for 13 years at Mercy Housing California in a variety of roles, most recently as a Senior Project Developer specializing in the re-syndication of Mercy Housing's existing portfolio. Lauren received a Master's of Nonprofit Administration from the University of San Francisco School of Management and a Bachelor of Arts in Archaeology with a minor in Earth Science from Boston University.

1:30 p.m. – 1:45 p.m. Leadership and Lived Experience

Sacramento City Councilmember Lisa Kaplan:

Councilmember Lisa Kaplan represents District 1 for the City of Sacramento, including North Natomas and portions of Robla. The Councilmember has been a public servant well over 2 decades. She began at the California State Capitol serving several Assembly members shortly after graduating from McGeorge School of Law in 2000. She was an active member of the Natomas Rotary and then elected as a Trustee to the Natomas Unified School District where she served for 20 years including 12 years as an elected delegate to the CA School Board Association.

Councilmember Kaplan currently serves on 12 boards and committees including multiple water agencies, Member-At-Large for League of California Cities, Board member for Sacramento Regional Family Justice Center, and she has operated her own law firm since 2011.

Councilmember Kaplan wears many hats as a wife, mother, Councilmember, and an attorney to name a few but she always finds time for her family and the needs of her community. She has a deep passion to serve, to collaborate and to help improve the lives of others through her dedication, hard work, and a listening ear. Her experiences and challenges throughout her life have helped guide the tenacious woman she is today. Always ready to fight for what's right and for those without a voice.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

1:45 p.m. – 2:45 p.m. From Investment to Impact: Health Plan Strategies Advancing Affordable Housing

Joseph Smith:

With over two decades of lived and professional experience in homelessness services, Joseph Smith brings a unique perspective and deep commitment to supporting vulnerable communities. His journey has encompassed experiencing homelessness, overcoming its challenges, and dedicating his career to helping others navigate similar paths.

Joseph serves as the Director of Residential Services at Hope Cooperative, a nonprofit organization offering mental health and substance use treatment, homeless outreach and respite services, and supportive housing to individuals in Sacramento County. In this role, he lead initiatives to foster stability and recovery for those who have faced homelessness.

Beyond his work at Hope Cooperative, he is honored to serve as the Chair of the Sacramento Continuum of Care (CoC). In this capacity, Joseph helps oversee the allocation of federal, state, and local resources dedicated to preventing and ending homelessness across the region. Driven by compassion and informed by experience, he is committed to creating systems that empower individuals to rebuild their lives and find lasting stability.

Sacramento County Supervisor Patrick Kennedy:

Patrick Kennedy, a fourth generation Sacramentan, has served as the Sacramento County Board of Supervisors (BOS) Representative for District 2 since 2014.

He is a leader on homeless issues, law enforcement oversight and reforms, affordable housing, behavioral health, climate action, flood protection, and transit. He has served on more than two dozen boards and commissions including Regional Transit, Mental Health Board, Fair Housing Commission, the Homeless Policy Council and many more.

Kennedy, who grew up in District 2, is proud to call it home to the County's three Safe Stay Communities, which provide more than 350 shelter beds and wrap around services to those in need. He has also spearheaded District 2's dramatic increase in affordable housing. This includes Mutual Housing Project's Mutual on the Boulevard, Cornerstone, and San Juan Apartments, as well as Anton Mosaic, Terracina Wildhawk and an expansion of Saybrook Apartments, for a total of over 800 affordable housing units.

Tianna Arbulu:

Tianna Arbulu is the Medi-Cal Regional Lead for Community Engagement at Health Net, serving as the market-facing Medi-Cal lead for Sacramento, Amador, and Calaveras counties. She collaborates with county agencies, providers, hospitals, health plans, and community organizations to advance Medi-Cal priorities, support CalAIM implementation, strengthen provider networks, and align population health, health equity, and community investment strategies.

Tianna has more than 14 years of experience across state Medicaid administration, managed care, and integrated health systems. Her previous roles include Health Policy Advisor at Henry Ford Health and Senior Advisor to the Medical Director at the California Department of Health Care Services. She holds a Master of Public Health from the University of Michigan and a Bachelor of Arts in Political Science from The George Washington University.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

Ryan Cassidy:

Ryan joined Mutual Housing California in 2023 and oversees its Housing Development division. He spent 15 years with New York City's leading affordable nonprofit and led the development and management of over 3,000 units of affordable housing, totaling over \$750 million. Ryan has cross divisional experience in project management, construction management, and property management. He is a leading policy voice for sustainable housing, lending his counsel to New York City Mayor's Office of Sustainability, New York State Energy Research and Development Authority (NYSERDA), and federal agencies.

He is a national leader in affordable Passive House development including tenant in place rehab and modular projects. Ryan currently leads a dynamic Housing Development team with a focus on factory built, zero net energy housing. Ryan has a B.A. in History and Political Science from James Madison University and is a Certified Passive House Consultant

Noel Kammerman:

Noel Kammermann is a seasoned nonprofit and housing services leader with more than two decades of experience advancing solutions for homelessness, supportive housing, and community-based services. Currently serving as Senior Director at Jamboree Housing Corporation, he oversees service delivery, program development, and regional operations across affordable and supportive housing communities. His work focuses on building effective partnerships, integrating evidence-based practices, and ensuring high-quality outcomes for vulnerable populations.

Throughout his career, Noel has led complex organizations, multimillion-dollar budgets, and large multidisciplinary teams. Prior to Jamboree, he served as Executive Director of Sacramento Loaves & Fishes, and also held senior leadership positions with Inspirica, Inc. and Project Renewal, focusing on program effectiveness, performance measurement, housing services, workforce development, and system-wide quality improvement.

Noel holds a Master's Degree in Mental Health Counseling from the University of Cincinnati and a Bachelor's Degree in Psychology from Wabash College. He is recognized for his expertise in homeless services, strategic leadership, community collaboration, organizational development, and is the 2024 recipient of the Frederick J. Urbaska Civil Service Award from Wabash College.

3:00 p.m. – 4:00 p.m. Building Affordable Housing in a Changing Climate: Risk, Resilience, Equity, and Community Stability

David Shew:

David Shew retired from CAL FIRE after serving for 32 years in August, 2018, as a Staff Chief for the Division of Planning and Risk Analysis in the California Office of the State Fire Marshal. He helped establish electronic data collection programs for pre- and post-fire inspections, land use planning initiatives, and GIS analysis. He served as the liaison for the California Strategic Fire Plan and other wildfire regulations with the California Board of Forestry and Fire Protection. During his career, David responded to large wildfires and other emergencies across California, and served as the Public Information Officer for Emergency Management Team3 for 11 years.

Prior to his firefighting career, David practiced as a licensed architect, providing him with a unique perspective on structure ignitions. After retirement, he established Wildfire DefenseWorks, a consulting firm that seeks ways to improve community wildfire resilience and reduce structure loss from wildfires. David also worked part time for National Fire Protection Association as a Wildfire Field Representative with the Firewise USA® Program.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

He serves on the Board of Directors for the California Fire Safe Council and the International Association of Wildland Fire. David retired as the first Fire Administrator for Napa County, California in May 2025, where he oversaw all aspects of fire-related activities across Napa County, and worked with elected leaders to create a more fire resilient future. He continues to serve as an advisor to insurance and technology companies on wildfire impacts. He remains connected to research efforts across the globe seeking solutions to the growing wildfire challenge, and has provided many presentations both nationally and internationally on this topic. David and his family reside in Napa, California.

Vanessa Guerra:

Vanessa joined Community Housing Improvement Program (CHIP) in 2023, bringing 18 years of expertise in affordable housing development and finance. At CHIP, she oversees the design, entitlement, financing, and construction of rental projects. She has played a pivotal role in disaster recovery efforts of two new multifamily communities in Paradise and one in Magalia to deliver 204 affordable homes for families, seniors, and individuals displaced by the Camp Fire. Prior to CHIP, Vanessa spent 14 years at Mutual Housing California, a Sacramento-based nonprofit developer, where she managed over \$100 million in development, encompassing new construction and rehabilitation of multifamily communities that produced 600 affordable units across the Greater Sacramento region. She spearheaded the development of the first Zero Net Energy multifamily rental community for farm workers, earning national and international recognition for its innovative sustainable design and programming. Vanessa serves on the Boards of Directors for the California Coalition for Rural Housing and the University Foundation of Sacramento State.

Dave Jones:

Dave Jones is Director of the Climate Risk Initiative at UC Berkeley School of Law's Center for Law, Energy & the Environment (CLEE). He was Senior Director for Environmental Risk at The Nature Conservancy from January 2019 – June 2021 and a Distinguished Fellow with the Climate Works Foundation. Jones was California's Insurance Commissioner from 2011 through 2018, where he pioneered insurance regulatory practices to address climate risk and founded the international consortium of insurance regulators focused on climate risk, the Sustainable Insurance Forum. Jones has testified before Congress, state legislatures, the G-20 Financial Stability Board, and numerous regulatory agencies, about the need for financial regulators to address climate change and the risks it poses to the financial system.

He is a member of the UN Forum for Insurance Transition (UN FIT) and the Expert Group advising the UN Task Force on Net Zero Policy. The Washington Post identified Jones as one 50 people shaping society in 2026. His most recent article on climate risk and insurance is published in the Yale Law Journal: "The Uninsurable Future: The Climate Threat to Property Insurance and How to Stop It." Jones has degrees from DePauw University (B.A.) and Harvard University (JD/MPP).

Cecilia Chouhy:

With more than 20 years of experience in the design and development of mixed-use, multifamily, and student housing, Cecilia Chouhy has built a career focused on creating vibrant, people-centered communities. She has contributed to numerous award-winning projects that enhance the daily lives of residents while strengthening the urban environments they inhabit. Her work emphasizes thoughtful infill development that promotes walkability, supports neighborhood vitality, and advances long-term environmental and economic sustainability.

Cecilia combines strong design vision with a comprehensive understanding of construction methods, building systems, and project delivery. Her ability to navigate complex design challenges while balancing budget, schedule, and regulatory requirements has made her a trusted leader on projects from concept through construction.

THURSDAY, OCTOBER 29

North Natomas Community Center, 2631 New Market Dr, Sacramento, CA

Guided by the belief that architecture has the power to shape healthier, more connected communities, Cecilia is committed to creating places that encourage social interaction, promote equity, and leave a lasting positive impact on the people who live, work, and gather within them.

4:00 p.m. – 4:30 p.m. From Innovation to Action

California State Senator Christopher Cabaldon:

Senator Christopher Cabaldon was elected to Senate District 3 in 2024 following a decades-long career as an education policy expert, Mayor of West Sacramento, and thought leader in the urban innovation space. You might be interested to know that one of his early jobs was as chief consultant to the Assembly Education Committee, when he was in his 20s. As mayor of West Sacramento he shaped that city's transformation into one of the fastest growing and most dynamic small cities in America. He even has a road named after him – Cabaldon Parkway. Senator Cabaldon is the first Filipino American ever to serve in the California Senate, and the first LGBTQ Senator elected north of San Francisco and Stockton.

Christopher is a proud Cal Bear and Hornet. He graduated from UC Berkeley with a bachelor's degree in environmental economics after serving as student body vice president. He later earned a master's degree from Sacramento State. In 2019 he was appointed to a tenured position at Sac State teaching courses in design thinking, public sector prototyping, state and local government, and urban economics.