

## TEACHERS VILLAGE & MORE FORUM

Del Mar High School

May 29TH, 2018

### Today's Story:

It will be her third move in three-years. Unfortunately, for this service worker and the surrounding community, this time the move is 200-miles away to a place where rents are affordable. Her departure, which is way too common in Silicon Valley, will reverberate in subtle ways throughout the community.

No longer will her nieces and nephews have her cheering in the stands. Her sister won't have her to shuttle the kids to their various activities. There will be a hole in the school cafeteria where a diligent worker made sure everyone had a full stomach. There will be a missing volunteer at the fundraising events to support youth programs. Those blessed by her presence will miss her enthusiasm and good cheer.

Unfortunately, the above scenario, based on a true, unfolding story, plays out every day in Silicon Valley. The issue goes beyond housing affordability, however, as many people move to our beautiful and vibrant area out of college and, once they have kids, they return to their home towns. At the other end of the spectrum, we have seniors who cash out and move to be nearer to their children (who can't afford to live here) or to a location that better meets their needs.....

### Forum Overview:

"Housing Crisis" seems to be the daily headline of Silicon Valley's news outlets. The issue is bigger than housing affordability, as the crisis is one that threatens the foundation of our community and impacts all citizens of our great valley, regardless of demographic or socioeconomic status. There is no silver bullet, but the elements that solutions will need to encompass include; affordability and quality, accessibility and vibrancy, and connectivity and mobility.

The forum at Del Mar High School will be a multi-panel discussion exploring innovative ways to tackle the housing crisis. Various subject matter experts will discuss what has worked and not worked in other locales, potential partners, financing options and what would be required for a public agency or board to create housing opportunities on land under their stewardship.

### Agenda at a Glance

- 5:30 - 6:30 - Networking/BBQ
- 6:30 - 6:40 - Introduction/Opening Comments
- 6:40 - 7:10 - The Need for Housing for Teachers, Staff and the Missing Middle
- 7:10 - 7:40 - Partnering in Community - Partners, Partners, Partners - Building Something Special
- 7:40 - 8:10 - It's Been Done Before - What Works, What Doesn't
- 8:10 - 8:30 - Closing Comments/Next Steps
- 8:30 - 9:00 - Networking

## **Forum Logistics:**

In the interest of addressing as many audience questions as possible, all audience questions will be addressed at the end of the final panel. As you think of a question, please jot it down on a supplied note-card and signal to one of the Del Mar students and they will pick up the question. Indicate if your question is for a specific speaker.

## **6:30 – 6:40 Introduction, Opening Comments & Speakers**

### **City of San Jose Councilmember Dev Davis**

Councilmember Dev Davis represents District 6 in San José. Before being elected in 2016, Councilmember Davis spent 12 years as an education researcher for Stanford University's Center for Research on Education Outcomes (CREDO). With a strong interest in community organizing, she served as a Chair of the City of San José's Early Care and Education Committee, a delegate to the Junior League of California's State Public Affairs Committee, President of the North Willow Glen Neighborhood Association, and Public Relations Chair for the Sherman Oaks Neighborhood Playground Committee. <https://sjd6.org/councilmember-dev/>

### **WNAC Vice President, Ken Pyle**

With family roots in Santa Clara County dating to 1846, Ken Pyle wants Silicon Valley to be a place where newcomer and older timer and everyone in between can afford to and want to reside. His community involvement includes current roles as Chair of the D1 Leadership Group Steering Committee, Vice President of the WNAC, District 1 Airport Commissioner (#FLYSJC) and President of the Del Mar Dons Sports Sports Association (Dons Club). <https://www.linkedin.com/in/kenpyle/>

### **WNAC President, Kirk Vartan**

Kirk Vartan is a strong advocate of smart urban developments, placemaking, mobility solutions, and is currently helping influence the design of the Agrihood in Santa Clara. He is the president of the Winchester Neighborhood Action Coalition, co-founder of Catalyze SV, vice-president of the Cory Neighborhood Association, and a co-chair of the Stevens Creek Advisory Group, sponsored by the City of San Jose to address issues and opportunities that will come with the development of that region's urban villages. <http://asliceofny.com/about/>

### **Bob Wieckowski, California Senator, 10th District**

Senator Bob Wieckowski was elected on Nov. 4, 2014 and represents the 10th Senate District in the California State Legislature. The district stretches from southern Alameda County into Santa Clara County and shares the member's focus on job creation, clean technologies, protecting our environment and reducing unnecessary regulations. <http://sd10.senate.ca.gov/biography>

## **7:10 – 7:40 - The Need for Housing for Teachers, Staff and the Missing Middle**

It is becoming almost trite, but teachers and staff cannot afford Silicon Valley housing. “Only about 1% of housing built in the county since 2015 has been built for the “missing middle,” middle-class workers who can’t afford market-rate homes but earn too much to qualify for affordable housing, according to Sarah Chaffin, founder of SupportTeacherHousing.org.”

The missing middle Chaffin refers to includes working people of all ages and occupations and senior citizens who can no longer afford to live in this place that was once known as the Valley of the Heart’s Delight. This panel will discuss the need for housing for the “missing middle” and beyond.

### **Fred Buzo, Associate State Director of Community for AARP**

Fred was Chief of Staff to a San Jose councilmember and previously served as a Policy Advisor for the Office of Mayor Sam Liccardo in San Jose. In Mayor Liccardo’s office, he researched, analyzed and advised the Mayor on policy issues that are also aligned with AARP’s social change agenda, including transportation, parks and open spaces, as well as Senior Services. During Mayor Liccardo’s previous tenure as Councilmember, Fred served as his Policy and Legislative Director. Fred’s education includes an Master of Public Administration from the University of South Dakota, a Juris Doctorate from Santa Clara University School of Law, and a BA in Theology from Loyola Marymount University in Los Angeles.

### **C.J. Gabbe, Assistant Professor, Santa Clara University**

C.J. Gabbe is an urban planner and assistant professor in Santa Clara University’s Department of Environmental Studies and Sciences. C.J.’s research focuses on the political economy of zoning, the effects of land use regulations on housing markets, and the public health implications of land use policies. He teaches courses related to urban planning, environmental policy, and geographic information systems (GIS). C.J. has a Ph.D. in Urban Planning from UCLA, a Master of Urban Planning degree from the University of Washington, and a bachelor’s degree in Planning, Public Policy, and Management from the University of Oregon. He has more than 10 years of experience in professional planning practice, and has been a member of the American Institute of Certified Planners (AICP) since 2008. <http://www.cjgabbe.com/>

### **Aboubacar “Asn” Ndiaye, Research & Policy Associate, Working Partnerships U.S.A**

Aboubacar “Asn” Ndiaye joined Working Partnerships in April 2017 as a Research and Policy Associate, working on housing, workforce, and transportation equity issues. Prior to joining Working Partnerships, he worked as Strategic Researcher for SEIU Local 1, responsible for planning and developing organizing campaigns for building services workers in the Midwest, and as an Employment Specialist for Goodwill Industries of Houston, where he assisted individuals with barriers to employment find gainful and sustainable work. He has also worked or volunteered in a variety of roles on electoral campaigns in Texas, Michigan, and Illinois. He is a proud immigrant and a graduate of the University of Texas at Austin, where he earned a Bachelor’s Degree in Government. His interests include making cities more equitable, labor history, and traveling. <http://wpusa.org/About-Us/staff.htm#asn>

### **Daphna Woolfe, Teacher/Community Leader**

Daphna Woolfe has been in education for 29 years, teaching first through fifth grades. She has a Bachelor’s Degree in Radio and Television and a Master’s Degree in Education Administration along with three different credentials. Daphna specializes in working with students who have learning challenges in a regular classroom and mentors other teachers in various techniques to make all children successful. She is also a community leader in San Jose, as the president of her neighborhood association (WONA), part of the District 1 leadership group and a Parks Commissioner for the City of San Jose.

## **Partners, Partners, Partners - Building Something Special Together**

In a world of fixed resources, finding ways to change the equation and make  $1+1 = 3$  is what is going to be required if we are to break out our housing crisis. This panel will bring together some of the different public and private partners that, working together, can help us create solutions that go beyond housing and create sustainable communities.

### **Sarah Chaffin, SupportTeacherHousing.Org**

SupportTeacherHousing.Org is creating a replicable and sustainable teacher housing model. They combine vacant and underutilized public and privately owned land with green high-quality low-cost technology. This model allows the teachers' rent to be subsidized and they are able to save a downpayment to buy their own home. This is a Pilot Program. Once the model is proven it can be replicated for anyone who is a part of the "Missing Middle". Low to moderate income earners who make too much money to qualify for traditional subsidized housing but cannot afford to live where they work. This includes community helpers such as Social Workers, Caregivers, Nursing Assistants, Police Dispatchers and City/County Employees and those in similar careers. [www.supportteacherhousing.org](http://www.supportteacherhousing.org)

### **Nikki Lowy, Director of Partnerships, Landed**

Nikki Lowy is the head of engagement for Landed ([www.landed.com](http://www.landed.com)) where she focuses on helping educators (and other essential workers) build financial security near the communities they serve. Prior to Landed, Nikki spent her career at the intersection of real estate, education, and social impact, most recently at Project Frog, a provider of green, prefab buildings for schools. She is a 3rd generation Bay Area resident, proud UC Berkeley golden bear and UPenn quaker, urbanist, cyclist, and urban cyclist. [www.landed.com](http://www.landed.com), <https://www.linkedin.com/in/nikkilowy/>

### **Deborah L. McKoy, Executive Director and Founder of the UC Berkeley Center for Cities and Schools**

Deborah L. McKoy is the Executive Director and Founder of the UC Berkeley Center for Cities and Schools at the Institute of Urban and Regional Development and a lecturer in the Department of City and Regional Planning and the Graduate School of Education. Her research and teaching focuses on the intersection of educational reform, urban & metropolitan planning, community development and public policy. Central to her work is the critical role young people play in urban and metropolitan change and transformation. <http://citiesandschools.berkeley.edu/deborah-mckoy>

### **Vianey Nava, Accessory Dwelling Unit Program Manager, Housing Trust Silicon Valley**

Vianey Nava joined Housing Trust as a Program Manager in January 2018. In this role she is developing a series of workshops to assist homeowners who wish to develop Accessory Dwelling Units (ADUs). Vianey has over 12 years of experience as a Project Manager developing multifamily residential development – the last seven of which spent in affordable housing producing hundreds of new homes for low-income families. Prior to this role, she spent three years as a Community Liaison with the City of San Jose's Strong Neighborhood Initiative working with community leaders to implement neighborhood improvement plans. Vianey earned her Master's degree in Urban and Regional Planning from San Jose State University and her undergraduate degree from the University of California, Santa Barbara, double majoring in Law & Society and Latin American & Iberian Studies. She enjoys helping others as the Vice President of her neighborhood association and as a member of Dining for Women raising money for girls and women in developing countries to fight gender inequality. <http://www.housingtrustsv.org/about-us/staff/>

## **It's Been Done Before - What Works, What Doesn't**

A panel of experts will look at other districts and communities that have launched various teacher housing and workforce initiatives and will address questions, such as:

- What worked, what didn't?
- What would they have done differently?
- How did people residing in these so-called villages like the experience?
- Do mixed-use and on-campus realities really mix?

This will feature an opening presentation by the RBH Group's Ron Beit, the developer and visionary behind the iconic Teachers Village in downtown Newark, New Jersey, and then transition into a panel discussion on the pitfalls and opportunities to rethink the school/surrounding community relationship.

### **Ron Beit, Founding Partner and CEO of RBH Group, LLC**

Ron Beit is the founding partner and CEO of RBH Group, LLC, president of RBH Management, LLC, asset and property management companies; as well as managing member of RBH-TRB Newark Holdings, LLC. Ron has acquired, developed, rehabilitated, and/or operated over 1 million square feet of existing commercial and residential real estate in numerous projects throughout the U.S. as well as over 6 million additional developable square feet in institutional-grade sites throughout downtown, Newark, NJ.

Ron's professional passion started in Newark, where he has been an active participant in helping the city become New Jersey's business and entertainment capital and a downtown 24 hour, 7-day-a-week attraction. RBH recently completed the groundbreaking Teachers Village project, which includes three schools, an early childhood learning center, 203 apartments pre-marketed to teachers, and 65,000 square feet of retail occupied by local businesses ([www.teachersvillage.com](http://www.teachersvillage.com).) The company is scaling the vision and successes of this and other Newark projects into a national marketplace, with Teachers Village projects in development in Hartford and Chicago, as well as in the planning stages in Miami, Kansas City, Boston, Baltimore, New York City and Atlanta [www.teachersvillage.com](http://www.teachersvillage.com)

### **Michael Brilliot, Division Manager, City of San Jose**

Michael Brilliot is a Planning Division Manager with the City of San Jose and currently leads the Citywide planning team, which includes long range planning, Urban Village planning and the zoning ordinance. This team is currently focused on retrofitting suburbia into walkable, urban great places.

### **Dave Cortese, Santa Clara County Supervisor - District 3**

Supervisor Dave Cortese was first elected to the Santa Clara County Board of Supervisors in 2008 and re-elected in 2012 and 2016. He recently completed his third consecutive term as Board President. Prior to joining the Board, Cortese served eight years on the San Jose City Council, including two years as Vice Mayor, as well as eight years as a Trustee for the East Side Union High School District.

He is a member and immediate past president of the Metropolitan Transportation Commission, sits on the Association of Bay Area Governments' Executive Board, the National Association of Counties' Transportation Steering Committee, and is an alternate on the Santa Clara Valley Transportation Authority. On the Board of Supervisors, Cortese serves as Chair of the Housing, Land Use, Environment and Transportation Committee and Vice Chair of Children, Seniors and Families Committee. As Board President, he brought the community together to end homelessness, reform the County's Custody Operations and fight for the rights of immigrants. He was a leader in the successful \$950 million Housing Bond measure.

## Another Way for the Story to Unfold...

It's 6:55 A.M. and Kerry has overslept from staying up too late with friends after the weekly Sunday Night Swing Dance event at the combo city/school district community room. It's not a problem, as she still has time to eat a piece of fruit she had picked a day earlier from the on-site agrihood and drink a strong cup of joe from the downstairs coffee shop prior to starting her peaceful 5-minute walk to work. As she opens the door to her High School office, she feels surprisingly refreshed for a Monday morning. She even has a few moments to reflect on the decisions made by the school district and others that changed her life for the better;

- She was pleased that local leaders, with the help of a group like the Plus Leadership Initiative associated with Cal Berkeley, broke down the silos that separated planning efforts. Combined, they were able to provide much greater public benefit than projects completed in decades past.
- As the district redeveloped the school they replaced the one-story, spread out wings of classrooms from the 1950s with buildings of two and three stories. Not only did this make it easier for students to get to their classes, it also opened land for creative configurations of residential and commercial businesses that made Kerry's daily commute feel like she was traversing a small town.
- School security was also improved, because, the taller buildings, meant fewer ingress points that were easier to secure than a campus where every classroom had a door to the world.
- Instead of spending money on fencing off the campus, that money was invested in making it a desirable and safe, continuously activated, community attraction.
- The city, working closely with the local transit agency and private partners, extended bike-share and electric-scooter-share programs, as well as autonomous, electric and accessible shuttle transport giving low-cost mobility options that allowed Kerry to sell her car. She was able to divert money, she once spent on gasoline, maintenance and insurance, into a retirement savings account.
- The broadband connection that serves the residential units is shared with the school, which allows the on-site nurse to communicate with Kerry's doctor at the local hospital meaning the doctor visit that would take two-hours in traffic can now be done in 15-minutes during her lunch hour at the on-site medical center.
- Kerry's new-found senior friends, who live on her same floor, have been a great help around campus. Her friends have been entertained at the high school sporting events, while the athletes enjoyed performing in front of larger and very appreciative crowds. The students are learning from these seasoned citizens, while the seniors feel like they are part of the community again.

She realizes that what was developed was more than housing that is affordable; by working together, the neighbors and civic leaders created a community where all are welcome.

### Upcoming Events:

- **6/5/18, Santa Clara County Board of Supervisors Meeting.** At next Tuesday/s Board of Supervisors meeting, Supervisor Cindy Chavez is expected to propose a path to operationalizing the partnership between the County and community college districts for affordable housing on district-owned land. [http://sccgov.iqm2.com/Citizens/Detail\\_Meeting.aspx?ID=9953](http://sccgov.iqm2.com/Citizens/Detail_Meeting.aspx?ID=9953)
- **WNAC Meeting (Date TBD – August or September) – All About Freeway Caps**  
<https://trivillagecap.wordpress.com/>

### References:

- The idea that led to this panel, <https://wp.me/p6oMIU-ai>
- A list of references in a Google Document: <https://goo.gl/6LWnFM>

### The WNAC Vision:

Ensure quality of life and economic development in the Winchester region through innovation.