



Paths to Locally Driven Affordable Rental Housing

Houston-Galveston Area Council Housing Summit

SEPTEMBER 17, 2021 | 9 A.M. – 11:45 A.M.

AGENDA

- 9:00 a.m. Welcome**
Jeff Taebel, Houston-Galveston Area Council
- 9:05 a.m. Regional Data: Rental Housing Supply and Demand**
Dr. Clare Losey, Texas Real Estate Research Center
- 9:15 a.m. Keynote: Rental Attainability in the Houston Region**
Christopher Ptomey, Urban Land Institute Terwilliger Center for Housing
- 9:45 a.m. Panel 1 – Non-local Perspectives on Affordable Rental Housing Strategies**
- Monte Anderson, Incremental Development Alliance
 - Kol Peterson, Accessory Dwelling Strategies LLC
 - Moha Thakur, National Housing Trust
 - Jeff Taebel, Houston-Galveston Area Council (moderator)
- 10:40 a.m. Break**
- 10:45 a.m. Panel 2 – Local Reactions to Affordable Rental Housing Strategies**
- County Judge Nate McDonald, Matagorda County
 - Mayor Pat Hallisey, League City
 - Jonathan S. Campbell, Southeast Texas Housing Finance Corporation
 - Tanya Debose, Independence Heights Redevelopment Council
 - Kathy Janhsen, Houston-Galveston Area Council (moderator)
- 11:40 a.m. Closing Remarks/Announcements**

ABOUT OUR PRESENTERS & PANELISTS

CHRISTOPHER PTOMEY



Since 2018, Christopher Ptomey has served as executive director of the Urban Land Institute (ULI) Terwilliger Center for Housing. Prior to joining the Center, Mr. Ptomey helped launch and lead Habitat for Humanity International's U.S. government relations and advocacy team for more than a decade. He previously served as federal liaison for the Texas Department of Housing and Community Affairs and as senior legislative aide to Rep. Michael Collins (Georgia). Mr. Ptomey resides in Roanoke, Virginia, and holds a Bachelor of Arts in Philosophy from Haverford College and a Juris Doctorate from George Mason University Antonin Scalia Law School. He is a member of the bar in his native Tennessee.

DR. CLARE LOSEY



Clare Losey, Ph.D. is an assistant research economist at the Texas Real Estate Research Center. Her research broadly focuses on developing econometric and statistical models for Texas housing markets, with an emphasis on modeling housing affordability. She conducts research and analysis for special case studies on housing affordability for cities, communities, and nonprofit organizations across Texas. Dr. Losey joined the Center as a student worker in 2016. She was previously employed by Texas A&M University as a teaching assistant, project assistant, and research assistant. She brings to the Center a broad range of experience in estimating the housing needs of different cities and communities across the state. She holds a master's degree in Land Economics and Real Estate Finance and a Ph.D. in Urban Sciences, both from Texas A&M University.

MONTE ANDERSON



Monte Anderson is President of Options Real Estate, a multi-service real estate company specializing in creating sustainable neighborhoods in Texas' southern Dallas and northern Ellis counties. Since 1984 his focus has been to improve the living and working environments in these communities. He was co-founder of Incremental Development Alliance, a group dedicated to training small developers nationwide to strengthen their own neighborhoods through incremental development. Mr. Anderson is an outspoken and frequently recognized advocate for policies and practice to serve urban neighborhoods. He is a former Duncanville, Texas, City Councilman and served as president and founding member of the North Texas Chapter of the Congress for the New Urbanism. He is a nationally recognized speaker and teacher who uses his body of work to teach incremental development.

KOL PETERSON



Kol Peterson, an Accessory Dwelling Unit (ADU) expert based in Portland, Oregon, has helped catalyze the growth of ADUs in Portland over the last decade through advocacy, education, consulting, policy work, and entrepreneurship. He is the author of *Backdoor Revolution-The Definitive Guide to ADU Development*. He is the owner of Caravan- The Tiny House Hotel, the first tiny house hotel in the world, and organizer of Portland's ADU Tour. He consults with homeowners about ADUs on their property and teaches ADU classes in Oregon, Washington, and California. He edits and manages several ADU-focused blogs and websites. He served on the technical and rules advisory committees for Oregon's House Bill 2001 to overhaul municipal residential zoning standards to allow for middle housing throughout Oregon. He has a Master of Environmental Planning degree from Harvard's Graduate School of Design.

MOHA THAKUR



Moha Thakur joined the National Housing Trust in 2018 and currently serves as the Public Policy Manager. She focuses on state and local public policy initiatives to create and preserve affordable housing in sustainable, vibrant, and racially equitable communities. Ms. Thakur provides tailored recommendations to public, private, and nonprofit partners based on best practices from around the country. She most recently worked with the cities of San Diego, California, and Falls Church, Virginia, to develop housing policy frameworks to preserve existing subsidized and naturally occurring affordable housing. Ms. Thakur graduated with a Master of Public Policy degree from Georgetown University's McCourt School of Public Policy and wrote her thesis on the efficiency of Capital Bikeshare in the Washington D.C. metro area. She holds a Bachelor of Arts and a Bachelor of Commerce from the Australian National University.

JEFF TAEBEL



Jeff Taebel, FAICP, is Director of Community and Environmental Planning at the Houston-Galveston Area Council, where he oversees the agency's community planning, environmental planning, disaster recovery, economic development, socioeconomic modeling, and sustainable development initiatives. He has 38 years of experience in urban and regional planning, including 34 in his current position. Actively involved in community service, professional development, and planning education, Mr. Taebel is a former President of the Texas Chapter of the American Planning Association and in 2008 was inducted as a Fellow of the American Institute of Certified Planners. Mr. Taebel received a Master of Urban Planning from Texas A&M University and a bachelor's degree in life sciences from the University of Nebraska.

JUDGE NATE MCDONALD



The Honorable Nate McDonald was elected to serve as County Judge for Matagorda County in 2006 and took office on January 1, 2007. Prior to serving as County Judge, he was in private business for 29 years and was president of the Bay City Lions Club from 2004 to 2005. He is a member and past chairman of the Houston-Galveston Area Council Board of Directors and a past president of the Texas Association of Regional Councils Board. He attended Howard Payne University in Brownwood on a basketball scholarship and earned a Bachelor of Business Administration with double majors in Business and Marketing.

MAYOR PAT HALLISEY



The Honorable Pat Hallisey is the Mayor of League City, Texas. A life-long resident of the Houston region, Mayor Hallisey has held numerous public service and private sector positions in Galveston County, Harris County, and League City throughout his career. He has served as mayor since March 2016 and previously served League City as mayor in 1994-1995. His previous municipal roles include Director of Parks and Recreation in League City and Executive Director of the Galveston County Beach Park Board. He also worked with the Harris County Flood Control District to help develop a program for Tropical Storm Allison flood damage property mitigation. Mayor Hallisey has received numerous awards, including Citizen of the Year in 2018 for both Galveston County and the Clear Creek Education Foundation. He studied at Texas Tech University and South Houston High School.

JOHNATHAN S. CAMPBELL



Jonathan S. Campbell is the Executive Director of Southeast Texas Housing Finance Corporation (SETH). Mr. Campbell has 20 years of professional experience including assisting in the design and management of the launch of more than \$1 billion in single-family disaster recovery programs for Texas and the General Land Office following Hurricane Harvey. He underwrote over \$4 billion in real estate debt, including \$1 billion of affordable housing across the U.S., primarily in Texas. Mr. Campbell analyzed more than 10,000 affordable housing units primarily operating under the Regan Administration's Housing Tax Credit program. He is a member of the National Association of Local Housing Finance Corporations and is a senior member of the Houston Housing Collaborative. Mr. Campbell is a graduate of Trinity University and Texas A&M University.

TANYA DEBOSE



Tanya Debose is an activist, organizer, and advocate for preserving African American history and culture. She is most known for her work in Independence Heights where she has deep roots as her great grandfather was one of the first pioneers to purchase land in what was to become the first African American municipality in Texas known as Independence Heights. Ms. Debose founded the Preserving Communities of Color Initiative that focuses on preserving historic communities of color by transforming them into inclusive communities and cultural destinations. She participates in several national initiatives, most notably, the Historic Black Towns and Settlements Alliance where she spearheads media and engagement campaigns aimed at building awareness about historic black towns. Ms. Debose is an American Leadership Forum Fellow and has received many awards and recognitions for her work in the community.

KATHY JANHSEN



Kathy Janhsen is the Principal Program Coordinator for the Community & Environmental Department at the Houston-Galveston Area Council. She has 14 years of professional experience in project management and stakeholder engagement. While at H-GAC, Ms. Janhsen has led a variety of efforts, including the Regional Housing Plan and *The Galveston Bay Plan, 2nd Edition*. She is the staff lead for the Natural Resources Advisory Committee, an advisory committee to the H-GAC Board of Directors providing insights on natural resource issues and opportunities across the region. Ms. Janhsen received her bachelor's degree in English from Sam Houston State University in 2007. Prior to her work at H-GAC, she worked as a communications and planning consultant.

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