



PAVING THE PATH TO AN EQUITABLE FUTURE

Strategies for Addressing Displacement
H-GAC's Fall Planning Workshop



AGENDA

1:30 PM	Onyinye Akujuo <i>Chief Operating Officer, Houston-Galveston Area Council (H-GAC)</i> Welcome
1:35 PM	Bill Fulton, AICP <i>Principal, William Fulton Group</i> Keynote Address: Investment Without Displacement
1:50 PM	Sam Leichtling, AICP, HDFP <i>City Planning Manager, Department of City Development, City of Milwaukee</i> Milwaukee's Anti-Displacement Plan: Process, Recommendations, Implementation, and Lessons Learned
2:13 PM	James Armstrong III <i>President & CEO, Builders of Hope Community Development Corporation</i> Building Policy Solutions that Disrupt Historical Cycles of Displacement
2:36 PM	Julia Duranti-Martínez <i>Senior Program Officer, Community Research & Impact, Local Initiatives Support Corporation (LISC)</i> Community Ownership as a Strategy for Development Without Displacement
2:59 PM	Trent Lethco, AICP <i>Leader Americas Transport Consulting, Arup</i> How Can We Invest in Transit Without Displacing Populations We Aim to Serve?
3:22 PM	Rob Baird <i>Program Manager, Prevention Institute</i> Healthy Development without Displacement: Realizing the Vision of Healthy Communities for All
3:45 PM	Libby Viera-Bland, AICP <i>Director of Neighborhood Development, Project Row Houses</i> Collective Creative Action: Community Placekeeping
4:00 PM	Adjourn

In compliance with the Americans with Disabilities Act, H-GAC provides for reasonable accommodation for persons attending H-GAC functions. Requests should be received by H-GAC 24 hours prior to the function.



This event is eligible for 2.5 CM Credits from the American Planning Association.



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December 5, 2023,
1:30 – 4:00 PM CST

TODAY'S PRESENTERS

Onyinye Akujo



Onyinye is the chief operating officer for the Houston-Galveston Area Council. Through strategic leadership and collaboration, she oversees H-GAC's transportation planning programs, public safety, human services, community planning, procurement and contracts, and our data analytics and research initiatives. For nearly 20 years, Onyinye has served in key leadership roles at organizations like the New York City Department of Transportation, New York Metropolitan Transportation Authority, and the Metropolitan Atlanta Rapid Transit Authority. Her leadership expertise spans operational, compliance, grant development, transportation planning and management, new project funding and support, and community development. Onyinye holds an MBA from the Cornell University Johnson School of Business, a master's degree in corporate communications and integrated marketing from the New York Institute of Technology, and a Bachelor of Science from State University of New York at Old Westbury. She is an inaugural fellow of the New York University Transportation Emerging Fellowship.

Bill Fulton, AICP



Bill Fulton is one of the nation's leading thinkers on urban planning, housing, land use, and community development. In 2009, he was named by Planetizen as one of the leading 100 urban thinkers. From 2014 to 2022, Bill served as Director of the Kinder Institute for Urban Research at Rice University in Houston, where he helped highlight housing and gentrification issues in the Houston region for the first time. Trained in land use planning at UCLA, Bill previously served as Planning Director for the City of San Diego; Mayor and City Councilmember for the City of Ventura, California; and Vice President for Policy and Implementation at the advocacy group Smart Growth America. His eighth book, *Place and Prosperity: How Cities Help Us Connect and Innovate*, was published last year by Island Press. Currently Bill serves as a Visiting Policy Designer at the University of California, San Diego, and a Fellow at the Terner Center for Housing Innovation at the University of California, Berkeley. He remains deeply involved in housing and community development issues in Houston and is currently working with nonprofit community organizations in Northeast Houston on a series of transformational projects dealing with resiliency and clean energy.



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Sam Leichtling, AICP, HDFP



Sam Leichtling is the City Planning Manager for the City of Milwaukee's Department of City Development (DCD). Recent major strategic planning projects carried out by DCD have included the development of *Connect+ing MKE: Downtown Plan 2040*, the *Equitable Growth through Transit Oriented Development* planning initiative, and the City of Milwaukee's *Anti-Displacement Plan*. Sam has worked for the City of Milwaukee since 2008, including serving as the Program Director for the City of Milwaukee's *Neighborhood Improvement Development Corporation (NIDC)*, a city-affiliated non-profit that administers housing and neighborhood development programs. He has helped develop and implement the recommendations of the *Milwaukee Foreclosure Partnership Initiative*, launching multiple housing rehabilitation and loan programs, and administering Milwaukee's \$40 million *Neighborhood Stabilization Program*. Sam holds master's degrees in *Urban Planning* and *Public Administration* from the *University of Wisconsin-Milwaukee* and a bachelor's degree from *Carleton College*.

James Armstrong III



James Armstrong III is the President & CEO of *Builders of Hope Development Corporation*, a nationally recognized community development corporations in Dallas that focuses on constructing quality affordable housing units, community building, and creating economic mobility through real estate. He has served as a certified *Urban Community Development* expert since 2010 with expertise and experience in business development, non-profit management, and real estate finance. Additional experience includes working for Fortune 500 companies such as *JPMorgan Chase* and *New York Life Securities and Investments*. In 2017, James was awarded the *Dallas Business Journal* "40 under 40" award for his accomplishments in business.



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Julia Duranti-Martínez



Julia Duranti-Martínez supports LISC's capacity-building, learning, and research activities. Prior to joining LISC, she facilitated coalition organizing and capacity-building with community land trusts in New York City, conducted collaborative community research in the Dominican Republic, and worked in Colombia providing human rights accompaniment and popular education. She has also worked in family and emergency services for Latinx immigrants in Portland, OR, and volunteered in Bolivia and Chile. Julia holds master's degree in Community and Regional Planning and in Latin American Studies from the University of Texas at Austin and a bachelor's in Anthropology and International Peace Studies from the University of Notre Dame and is a board member of the East Harlem/El Barrio Community Land Trust.

Trent Lethco, AICP



Trent Lethco is a Principal in Transportation Planning at Arup. He has over 27 years of experience, 23 of which are with Arup. He leads planning, design, and implementation of multimodal transportation projects, decarbonization strategy, transportation technology innovations, social equity analysis, and change management programs. Trent works at a variety of scales to achieve social, environmental, and economic sustainability outcomes. He is also championing Equity, Diversity, and Inclusion initiatives with Arup's Board of Trustees. His strong background in transportation planning, land use policy, and infrastructure funding allows him to effectively link transportation and land use policy to create sustainable fiscal, social, and environmental outcomes for his clients. He has worked in both the public and private sectors, which gives him a unique perspective as a consultant in the planning field.



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Rob Baird



Rob Baird works at the nexus of health equity and land use planning. At Prevention Institute, he helps facilitate the Healthy, Equitable, Active Land, Use (HEALU) Network, as well as outreach and engagement efforts related to the Water Resilience and Stormwater Expenditure plans in Los Angeles County. His experience includes work in community-based organizations and government-sector Planning and Public Health agencies, on topics that include active transportation, food access and nutrition, gentrification and displacement, health impact assessments (HIA), form-based zoning and performance zoning. Prior to joining Prevention Institute, Rob managed the development of pedestrian plans at the PLACE (Policies for Livable Active Communities and Environments) Program in the LA County Department of Public Health. While a policy analyst at Community Health Councils, he co-authored *A Step Toward a Healthier South Los Angeles* in *Cityscape*. Rob holds a master's degree in Urban Planning from the USC Sol Price School of Public Policy.

Libby Viera-Bland, AICP



Libby Viera-Bland, AICP, came to planning and design through a passion for understanding how the narratives of place differ based on whose voice is prioritized. Currently, Libby is the Neighborhood Development Project Manager for Row House CDC, Project Row Houses, and PRH Preservation where she oversees the planning and development of affordable housing across the Third Ward in Houston Texas. Formerly, she was a Senior Associate Planner and Urban Designer at Asakura Robinson where she worked on Harris County's first affordable housing study, and on the Harris County Transportation Equity Study. Through both of these projects, she worked to ensure that community members who are not typically involved in planning processes are given a voice in the decisions that are made about their neighborhoods. Libby also pursued this focus in the re-launch of the Neighbors program, where Asakura Robinson provides pro-bono design and planning services to communities that are not traditionally given access to professional resources. After moving to Texas, Libby worked at the statewide housing justice organization, Texas Housers, as a Neighborhood Equity Planner and Analyst, where her research-informed several lawsuits around inequitable housing, and environmental justice issues. Through this work, she also helped local community groups advocate for themselves and their neighbors.

Presentations and a recording of this event will be available at:
<https://www.h-gac.com/sustainable-development-workshops/fall-planning>



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