

# Save the Dates!

Today's seminar is one of three in a speaker series that will be occurring this year. Save the following dates to engage in further thought provoking discussions!

Tuesday

**-07.18.17-**

Thursday

**-09.21.17-**

Topics & Details TBA

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Thank you for joining the conversation on

# regional affordability

with

San Joaquin Council of  
Governments

&

Center for Business and Policy  
Research

## 05.18.17 Event Program

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# WELCOME!

Today, we will dive into conversation about the current trends in housing and transportation affordability. We will learn about income gaps at national, state, and local levels, local costs of living, commuting patterns and how they affect income inequalities, affordability issues in rural areas, trends in local housing markets, and so much more! This seminar is one of three that will be occurring this year, all addressing regional specific issues.

## ABOUT



### SAN JOAQUIN COUNCIL OF GOVERNMENTS

The San Joaquin Council of Governments (SJCOC) is a joint-powers authority comprised of the County of San Joaquin and the cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon, and Lathrop. SJCOC serves as the regional transportation planning agency, which provides a forum for regional decision-making on issues such as growth, transportation, environmental management, housing, open space, air quality, fiscal management, and economic development. SJCOC also takes a look at population statistics, airport land use, habitat and open space planning, and other regional issues.



### UNIVERSITY OF THE PACIFIC CENTER FOR BUSINESS AND POLICY RESEARCH (CBPR)

The Center for Business and Policy Research (CBPR) is a research and outreach unit known for independent, objective analyses of business, economic, and public policy issues in California with a focus on the Northern California Mega-Region which includes the North San Joaquin Valley, Sacramento Metro Area, and the Bay Area. The Center has staffed offices on both the Stockton and Sacramento campuses. Staff have extensive experience on water, transportation, housing, labor, and economic development issues that are of critical importance to this region. Widely recognized across California for the quality of its analyses, the Center's reports and experts are cited between 150 and 250 times per year in the local, state, and national press.

# GUEST SPEAKERS



## **Dr. THOMAS POGUE**

### **Associate Director, CBPR**

Dr. Thomas Pogue is Associate Director of the Center for Business and Policy Research at the University of the Pacific. Now in his eighth year at the CBPR he has contributed to its expansive research efforts including increasing understanding of the changing economic relationships among communities in San Joaquin County and the Northern California Megaregion. That work includes analyses of commuting, skills and economic growth dynamics, as well as transportation and goods movement.”



## **Dr. JEFFREY MICHAEL**

### **Executive Director, CBPR**

Dr. Jeffrey Michael is Executive Director of the Center for Business and Policy Research (previously the Business Forecasting Center) and Professor of Public Policy at the University of the Pacific. Prior to coming to Pacific in 2008, Dr. Michael was faculty, Associate Dean, and Director of the Center for Business and Economic Research at Towson University in Maryland.

Jeff’s research in the areas of regional economic forecasting, water and environmental economics, and economic development are frequently cited by public and business leaders and the press. He earned his Ph.D. from North Carolina State University, M.S. from the University of Maine, and B.A. from Hamilton College.

# PANELISTS



## **ALICIA SEBASTIAN**

### **Director of Housing and Community Development Programs, CA Coalition for Rural Housing**

She carries the organization’s efforts throughout the San Joaquin Valley where she provides technical assistance to jurisdictions, community development corporations, and American Indian tribal communities. She is staff to the San Joaquin Valley Housing Collaborative and she supports resident engagement through the Residents United Network. Statewide, Alicia helps facilitate the Rural Smart Growth Task Force, leads CCRH’s work on Cap and Trade, and is heading up CCRH’s new Manufactured Housing initiative.



## **JOHN BECKMAN**

### **Chief Executive Officer, Builders Industry Association**

5th Generation Lodian, former Lodi Councilman and Mayor, Attorney, passed the California Bar Exam in 1996, Married to Nancy Beckman, CEO of the Lodi Tourism and Visitor’s Bureau, Member of Faith Community Church in Lodi, Member of State Military Reserve, Captain, Judge Advocate



## **DAVID GARCIA**

### **Chief Operating Officer, TenSpace**

David Garcia is the Chief Operating Officer at Ten Space, a real estate development company focused exclusively on the revitalization of downtown Stockton. David holds an advanced degree in public policy from Johns Hopkins and also spent three years working for the Government Accountability Office in Washington DC before returning to Stockton. He focuses on issues surrounding housing affordability and sustainable development in the central valley, in addition to his development work with Ten Space.

<b>1</b>	Welcome & House-Keeping <ul style="list-style-type: none"><li>• <b>Address from Andrew Chesley</b> Executive Director SJCOG</li></ul>	<b>3:00 - 3:05</b>
<b>2</b>	<b>Migration &amp; Commuting in San Joaquin County</b> Presentation by Dr. Thomas Pogue	<b>3:05 - 3:25</b>
<b>3</b>	<b>Income &amp; Housing Costs in San Joaquin County</b> Presentation by Dr. Jeffrey Michael	<b>3:25 - 3:45</b>
<b>4</b>	Questions	<b>3:45 - 3:55</b>
<b>5</b>	Break 5 Min	<b>3:55 - 4:00</b>
<b>6</b>	<b>Panelist Presentations</b> <ul style="list-style-type: none"><li>• <b>Where Home Is</b> Presentation by Alicia Sebastian</li><li>• <b>Affordability, The Relationship Between Price &amp; Ability to Pay</b> Presentation by John Beckman</li><li>• <b>Multifamily Housing Affordability in Stockton</b> Presentation by David Garcia</li></ul>	<b>4:00 - 4:15</b> <b>4:15 - 4:30</b> <b>4:30 - 4:45</b>
<b>7</b>	Questions	<b>4:45 - 4:55</b>
<b>8</b>	Closing	<b>4:55 - 5:00</b>

**PARKING:**

For your convenience, parking is available at the SJCOG Regional Center; enter the parking lot from American Street. Please park in any space marked "Visitor". There is additional parking available at Public Parking Lot L, located on American Street, just south of Weber Avenue. Additional metered parking is available on Weber Avenue.