2017 Home Study Sessions
Creating Inclusive Communities
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Western Places/Western Spaces: Creating Inclusive Communities

Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. While the West is home to many thriving communities with robust economies and enviable amenities, there are also numerous communities that are struggling to keep pace economically and to manage the challenges of rapid growth. As our region continues to grow and change, increasing in density and diversity, questions about how to maintain affordability and livability, while promoting equity and inclusiveness, are top of mind in many of our fast-growing Western cities and towns.

The theme for the 2017 Western Places/Western Spaces conference, Creating Inclusive Communities, focuses on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can thrive. We will address a range of topics, including:

- providing tools for developing more affordable communities to accommodate a rapidly increasing and diverse population;
- planning for mobility that includes not only traditional modes, but also innovative solutions like car sharing and driverless vehicles while providing for pedestrians and bicyclists;
- promoting economic growth while protecting existing businesses and residents from gentrification; and
- preparing to use big data to build “smart cities” in ways that enhance the lives of westerners without increasing the economic and cultural divides.

Creating Inclusive Communities

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A CITY IN TRANSITION: BUILDING THE DIVERSE CITY OF TOMORROW

Aurora is a large city, with a population larger than St. Louis or Pittsburgh. As it transitions from a suburban community to an urban one, Aurora is strengthening its diversity. But Aurora’s diversity extends beyond the city’s majority/minority status and the immigrants who encompass 20 percent of the population. Aurora is utilizing a holistic approach to diversity, taking advantage of new business development opportunities, housing types and place making. At the same time, Aurora is raising awareness about a city worth discovering. Learn how Aurora is trying innovative approaches to build a diverse community and a healthy, sustainable future.

SPEAKER INFORMATION
MODERATOR:

Robert Watkins
Project Manager, City of Aurora Planning
Aurora, CO

Bob Watkins has been a professional planner for over 37 years. He has extensive experience in land use, transportation, environmental, and historic preservation planning. He served as planning director of Aurora, Colorado for twelve years, Manager of Comprehensive Planning for Aurora for eight years, and planning director of Frederick County, Virginia for ten years. Mr. Watkins directed both day-to-day planning activities and large scale planning for two growing communities. He led various planning efforts including planning for the Boundary Area of the Fitzsimons Army Medical Base redevelopment, the E-470 Corridor in Aurora, TOD planning at the new transit stations in Aurora, and Civil War battlefield preservation in Frederick County. Mr. Watkins retired as director in January 2016 and is currently the project manager for Aurora Places, the project to update the city’s Comprehensive Plan.

SPEAKERS:

Andrea Amonick
Manager of Development Services, City of Aurora
Aurora, CO

Andrea Amonick has been with the City of Aurora since January 2007. She came to Aurora from Ohio with over 20 years of planning and development experience, including redevelopment, urban renewal, real estate, and planning. Throughout her career, Ms. Amonick has been very involved in complex development projects. In Aurora, her projects include the Fitzsimons area, Westerly Creek Village, Regatta Plaza, the Aurora Cultural Arts District, and redevelopment along the Aurora Line system. Ms. Amonick received her Bachelor of Science in Urban and Regional Planning from the Pennsylvania State University, and she received a Masters in City and Regional Planning from Harvard’s Kennedy School of Government. Although a transplant to Colorado, she is excited by the redevelopment opportunities in Aurora, and the progressive approach that Aurora has taken to stimulating growth and urban development.

John Houseal
Principal, Houseal Lavigne Associates
Chicago, IL

John Houseal is a Principal and Cofounder of Houseal Lavigne Associates and has established himself as one of the nation’s top urban planning professionals, recognized as a leader in planning innovation, community engagement, and contemporary development practices. Mr. Houseal has directed planning, outreach, urban design, economic development, and zoning related assignments for communities across the country. His leadership, innovation, and effective approach to
implementation helped to garner his firm the 2014 APA Excellence Award for an Emerging Planning and Design Firm. He received a Bachelor’s degree in environmental sciences from the University of Michigan and a Master’s degree in environmental and urban planning from Arizona State University. Mr. Houseal has been featured nationally as a speaker on innovation, urban planning, zoning, design, visual communication, and environmental issues.

Kim Stuart
Director of Communications, City of Aurora
Aurora, CO

With more than 30 years of experience in Public Affairs, Kim Stuart is the Communications Director for the City of Aurora. Prior to joining the city in 1993, Ms. Stuart worked for the US Senate and a Presidential administration where she represented the Secretary of Labor in eight states. On any given day she can find herself marketing Aurora, working with media, editing one of the team’s latest publications, or strategizing and addressing the latest public relations issue or crisis, such as the Century 16 Theater Shooting, the 2013 floods, or the exciting announcements like the establishment of Anschutz Medical Campus and Gaylord Rockies Resort and Conference Center in Aurora. Ms. Stuart says there is never a dull day in such a dynamic city. She enjoys traveling, entertaining at home, spending time with family and friends, making the most of all the great state of Colorado has to offer.
HOMELESS ON THE RANGE

While many cities are focused on providing affordable housing for their working class citizens, the homeless population in the West is also struggling. “Housing first” programs, which moves the homeless off the streets and into apartments, are one solution that communities are trying. Other cities are contending with “camping bans” that aim to get the homeless into shelters. The speakers in this panel are working directly on these issues and will share their experiences, successes, and challenges.

SPEAKER INFORMATION

MODERATOR:
Gary Sanford
Executive Director, Metro Denver Homeless Initiative
Denver, CO

Gary Sanford is currently Executive Director of the Metro Denver Homeless Initiative (MDHI). MDHI is the continuum of care for the seven county Denver metro area. Before his current role, he served as Advisor on Homeless Initiatives for Colorado Governor John Hickenlooper. Mr. Sanford was instrumental in the development of Colorado’s first state plan addressing homelessness—Pathways Home Colorado. He has over 30 years of experience working with various homeless and at-risk populations in over 30 states and two foreign countries. His expertise addressing homelessness includes runaway and homeless youth, transitioning foster youth and other vulnerable populations.

SPEAKERS:

Michael Akerlow
Deputy Director, Salt Lake City Department of Community and Neighborhoods
Salt Lake City, UT

Mike Akerlow serves as the Deputy Director of Salt Lake City’s Department of Community and Neighborhoods. In this position, he oversees a wide variety of programs that enhance the quality of life, affordability and sustainability of Salt Lake City’s diverse neighborhoods. Mr. Akerlow has managed the City’s Business Revolving Loan Fund and assisted in managing partnerships in federal programs like CDBG, ESG, HOME and HOPWA. He also oversaw the Capital Asset Management and Capital Improvements programs committed to revitalizing, strengthening and supporting Salt Lake City communities. Before joining the City, Mr. Akerlow was involved in real estate development, specializing in infill and mixed-use projects. He holds an undergraduate degree from the University of Utah and a Master of Science in real estate development from Columbia University. In his time away from work, he enjoys good food, reading and spending time with his family and friends.

Bennie Milliner
Executive Director, Denver’s Road Home
Denver, CO

Bennie Milliner serves as the Executive Director of Denver’s Road Home program. He comes to the role from the Mayor’s office where he served as the Deputy Director of Legislative Services. Prior to working for the Hancock Administration, Mr. Milliner spent more than five years working as a community liaison for Senators Michael Bennet and Ken Salazar. Mr. Milliner specialized in veteran’s services, an important population to be familiar with in the fight to end homelessness. He also spent several years with the Urban League as Director of Community Relations and Development, responsible for a campaign of successful fundraising activities and events. Mr. Milliner has an
Katie Symons is a supportive housing consultant with LeBeau Development LLC, a small, women-owned consulting company located in Colorado. The mission of LeBeau Development is to work with Native, rural, and non-profit communities across the country to assist them in providing a range of housing opportunities for individuals and families experiencing homelessness. Ms. Symons has over ten years of experience working in housing and homeless services. She served as the program manager for Denver's Road Home; worked with the Governor's Office to conduct an analysis of homelessness in 22 counties in Colorado using the Vulnerability Index; and provides technical assistance to various service providers undertaking the development of permanent supportive housing in both Denver Metro as well as rural Colorado.
JUST HOW INCLUSIVE ARE WE? EQUITY & OPPORTUNITY IN THE ROCKY MOUNTAIN WEST

Equity and inclusiveness are hot topics, both locally and nationally. This session will explore what these buzzwords really mean, discuss the resolution of legal challenges involving equity and disparate impact, demonstrate resources for measuring equity and inclusiveness and how best to employ these resources in an increasingly sensitive and complicated planning environment.

SPEAKER INFORMATION

MODERATOR:
Heidi Aggeler
Managing Director, BBC Research & Consulting
Denver, CO

Heidi Aggeler is a Managing Director of BBC and directs our firm's housing and human services practice areas. Her practice focuses on assessments of fair housing, workforce and affordable housing demand analyses, and human service needs assessments, including child care. Prior to joining BBC, she worked for the Federal Reserve Bank of Minneapolis and the Federal Deposit Insurance Corporation (FDIC). Ms. Aggeler has been invited to speak about her work conducting housing market studies and fair housing research at conferences held by HUD, the American Planning Association, the Rocky Mountain Land Use Institute, and many state and local housing and civil rights agencies. Ms. Aggeler has been a board member of the Mile High Community Development Loan Fund and the Denver School of the Arts' Collaborative School Committee.

SPEAKERS:
Mollie Fitzpatrick
Director, BBC Research & Consulting
Denver, CO

Mollie Fitzpatrick is a Director with BBC specializing in socioeconomic and housing market research, opportunity modeling and policy analysis. She has conducted housing research in a wide array of markets and has lead numerous housing and community development needs assessments throughout the Western United States. An expert in opportunity modeling, Ms. Fitzpatrick adds value through customized housing and equity models measuring residents' access to opportunity and the housing needs of target populations. She has been invited to speak at local and national planning, community development, and fair housing conferences, and is part of a national team of trainers for HUD’s rollout of the new Assessment of Fair Housing tool. Ms. Fitzpatrick is adept at developing methods for both quantitative and qualitative analysis and applying research-driven insights to a variety of client objectives and community concerns.

Dace West
Executive Director, Mile High Connects
Denver, CO

Dace West is the Executive Director of Mile High Connects, a broad-based collaborative working to ensure that the Metro Denver regional transit system fosters communities that offer all residents the opportunity for a high quality of life. She provides leadership and partner support around the organization’s research, policy advocacy, organizing, grantmaking and integration efforts. Prior to her work at Mile High Connects, Ms. West served as the Director of the Denver Office of Strategic Partnerships where she was instrumental in creating the Denver Transit Oriented Development Fund,
an acquisition fund to preserve affordable housing near transit; coordinated over $10 million of direct investments while leveraging an additional $50 million for energy efficiency upgrades for affordable housing and commercial facilities; and managed multiple large-scale collaborative efforts. Throughout her career, Ms. West has brought high level expertise in pulling together diverse partners across a variety of issues to work toward common, comprehensive goals and create real change for stronger communities.

James Whiteside
Enforcement Branch Chief, Department of Housing and Urban Development Region VII
Denver, CO

James C. Whiteside, Esq., currently serves as the Region VIII Enforcement Branch Chief with the United States Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (FHEO) in Denver, Colorado. Mr. Whiteside is a member of the Illinois Bar and the bars for the United States District Court for the Northern District of Illinois and the United States Court of Appeals for the Seventh Circuit. His position preceding HUD was as a Clinical Instructor and Supervising Attorney at The John Marshall Law School Fair Housing Legal Clinic in Chicago. Mr. Whiteside has supervised attorneys and law students litigating fair housing cases as an attorney in Illinois and conducted numerous fair housing trainings and lectures throughout HUD’s Region VIII.
FOSTERING OPPORTUNITY THROUGH PLANNING

A case study looks at improving educational outcomes in Southern Nevada through planning tools and effective community outreach. An interactive panel discussion exploring the need and benefits of properly forecasting demographic change, common barriers to effective communication across all demographic groups, tools to effectively reach those often disenfranchised in the public process. Panel to include Hispanic Outreach expert and diversity professional Maria Marinch, Planning, Economics and Policy expert John Topogna and Henderson Long Range Planning Manager Lisa Corrado to discuss their efforts to tackle the—top community priority but often disregarded in terms of planning policy—topic of community development and education.

SPEAKER INFORMATION

SPEAKERS:

Lisa Corrado
Long Range Planning Manager, Community Development & Services Department
City of Henderson, NV
Lisa Corrado, AICP
Lisa Corrado is the Long Range Planning Manager for the City of Henderson, Nevada Community Development Department where she oversees land use planning, analytical services, outreach and regional collaboration efforts. While at Henderson, she has held the positions of Redevelopment Project Manager, Intergovernmental Relations Specialist, Senior Planner and Principal Planner. Ms. Corrado managed the completion of the Las Vegas Valley’s first federally-recognized Regional Plan from 2012–2015. She also worked as an economic development consultant for an economic analysis firm in downtown Seattle advising municipalities, counties, workforce councils and transit agencies in the Puget Sound region. Ms. Corrado is fluent in Spanish and Portuguese and holds a BA in Hispanic Languages & Literature & Political Science and a Master of Public Administration from the University of Pittsburgh.

John Tapogna
President, Econorthwest
Portland, OR
John Tapogna is President of ECONorthwest and oversees the firm’s overall business strategy and operations. Since his arrival at ECONorthwest in 1997, Mr. Tapogna has built practices in education, healthcare, human service, and tax policy. In education, he has directed evaluations of dropout prevention programs, the impacts of small class sizes, and the efficacy of small schools for clients like the Chalkboard Project, Washington’s League of Education Voters and Seattle Public Schools. He has also overseen the development of award-winning software tools in eight states that help low-income families, seniors, people with disabilities and veterans understand their eligibility for safety-net programs. Prior to joining ECONorthwest, Mr. Tapogna was an analyst at the U.S. Congressional Budget Office, where he forecasted the nation’s welfare spending and estimated the cost of key congressional legislation. He holds degrees from the University of Oregon and Harvard University’s Kennedy School of Government.
REVITALIZING THE RAMSHACKLE: FROM RINO TO NIMBY AND BEYOND

Industrial development is a necessary land use, primary employer, and source for products that support the economic health of our communities. The evolution of industrial development has changed as the needs of industry have changed, as citizens have become engaged in the planning process, and as land use planning processes have changed. With the reclaiming of our urban centers as lifestyle communities, former industrial yards are sprouting lofts and housing breweries. But as this “INDentrification” pushes a vital employment use to greener pastures, how are communities coping with the change? Join us to learn how infill and reuse are enlivening former downtown industrial sites, while gaining perspective on the challenges associated with setting up an industrial use with new neighbors. We will discuss how adaptive reuse is revitalizing former industrial districts and how new industrial development needs to be accommodated for balanced growth.

SPEAKER INFORMATION

MODERATOR:
Anne Best Johnson
Sr. Planner, Tetra Tech
Longmont, CO
Anne Best Johnson, AICP, MBA, is a successful land use planner and project manager. Prior to launching her career in private practice, Ms. Johnson worked in the public and industrial sectors. She has engaged the public to develop Codes, Ordinances, Comprehensive Plans, and Work Plans. Ms. Johnson is the successful author of several trails, parks and planning grants and represents clients with site selection and due diligence, entitlements for land use permitting and project management activities. She is also engaged in helping the government of Kenya build a new city outside of Nairobi. Ms Johnson was awarded the 2015 State APA Award for Community Engagement. She earned a BA in English and Journalism and a MCRP from the University of Nebraska and her MBA from CSU.

SPEAKERS:

Matt Ashby
Urban Planner, Ayres Associates
Cheyenne, WY
Matt Ashby is a trailblazer in community development. After 15 years of public sector service, he joined Ayres Associates in 2015 as an urban planner. Using his local government roots to help communities advance their vision, Mr. Ashby is well-versed in downtown development and comprehensive and strategic planning, as well as code writing, design review, and zoning entitlements. His downtown street cred includes service on the Wyoming Main Street Advisory Board, as well as a new appointment directing Windsor’s Downtown Development Authority. Educated at the University of Colorado, Mr. Ashby holds dual Master’s Degrees in Urban Design and Urban & Regional Planning.

Ann Christensen
Principal, DHM Design
Durango, CO
Ann Christensen is a managing partner and chief of business development for DHM Corporation. Working out of the DHM Durango office, her experience includes a combination of public and private consulting in landscape architecture and planning. Clients include the National Park Service and several municipalities. While her 25 year career is rooted in site design, her recent experience includes extensive master planning and visualization for redevelopment of brownfield areas. Ms. Christensen
is a registered landscape architect and LEED AP. She received her Masters in Landscape Architecture from the Harvard Design School.

**Pamela Franch-Hora**  
Senior Planner & Deputy Operations Manager, Tetra Tech  
Longmont, CO  
Pamela Franch Hora, AICP, has been a planning consultant with Tetra Tech for 23 years. Prior to launching her career as a planning consultant, she completed planning internships with the cities of Boulder and Longmont. Over the course of her career, Ms. Hora has developed Comprehensive Plans, was on the team that developed the Model Land Use Code for Small Communities, and has reviewed land use applications on behalf of municipalities. However, her specialty is entitlement process management and facilitation of development projects. Ms. Hora has successfully entitled several industrial developments including business parks, aggregate mining sites, asphalt and concrete plants, agricultural facilities, and oil and gas facilities. Projects she has worked on over the last 20+ years are located in Weld County, Boulder County, Larimer County, Adams County, Morgan County, Huerfano County, Garfield County, Broomfield County, as well as in several cities within these Counties. Ms. Hora earned a Bachelor of Environmental Design with an emphasis in planning from the University of Colorado, Boulder.

**Tom Parko**  
Planning Director, Weld County  
Greeley, CO  
A trained and experienced municipal and county planner with an emphasis on rural and semi-urban studies, Tom Parko currently manages a team of energetic planners in one of the largest and most diverse counties in Colorado. He has over fifteen years of government experience and held positions with the Town of Elizabeth as well as in Fort Lupton. Mr. Parko was awarded the 2008 State of Colorado APA Award for Community Engagement and has authored several grants ranging from renovating historical buildings to energy and mineral impacts. He received a Master of Arts in Political Science with an emphasis in Public Policy in 2003 from the University of Colorado and a Bachelor of Arts in Economics in 2000 from Western State College. Prior to receiving his degrees, Mr. Parko served in the U.S. Navy and served a tour in the Persian Gulf in 1992. Mr. Parko was elected in 2009 to the Colorado Chapter of the American Planning Association to serve a two year term and is a member of the American Planning Association and the Association of State Flood Plain Administrators.
RISING TO THE CENTURY’S CHALLENGES: CITIES AS INNOVATORS AND PROBLEM-SOLVERS

This session brings together six authors who contributed to the recently published volume, How Cities Will Save the World (Routledge), which not only examines the stories of recent urban crises, but also the steps that cities have taken—and ought to take—to address these crises. The panelists will describe novel and pioneering solutions that local governments can implement, including an innovative system for remediating abandoned housing, long-term recovery strategies for relocating families and re-establishing neighborhoods following disasters, transportation infrastructure finance, and a City Resilience Index that assesses resilience to shock and stressor events based on an assessment of local housing and community development laws.

SPEAKER INFORMATION

MODERATOR:
Arthur C. Nelson
Professor, University of Arizona
Tucson, AZ

Arthur C. Nelson, Ph.D., FAICP, is Professor of Planning and Real Estate Development at the University of Arizona. He is the author of 25 books, more than 130 refereed and law journal articles, and more than 200 other works. A recent book, Reshaping Metropolitan America, has received praise from policy, development, and design commentators. Recently, Dr. Nelson was recognized as one of the top 10 most cited planning professors in the US. As PI/Co-PI of more than $25M in research, Dr. Nelson has received research awards from the NSF, HUD, DOT, Commerce, National Academy of Sciences, EPA, ULI, National Association of Realtors, Brookings Institution, and Ford Foundation along with scores of state, regional and local agencies as well as think-tanks and non-profit organizations.

SPEAKERS:

Ray Brescia
Associate Professor, Albany Law School
Albany, NY

Ray Brescia is an Associate Professor at Alabany Law School. His recent publications address a wide range of topics related to the financial crisis, including sub-prime mortgages and housing policy. Before joining the faculty at Albany Law, Mr. Brescia was the Associate Director of the Urban Justice Center in New York City, where he coordinated legal representation for community-based institutions in areas such as housing, economic justice, workers’ rights, civil rights, and environmental justice. Prior to his involvement with the Urban Justice Center, Mr. Brescia worked as a staff attorney at the New Haven Legal Assistance Association and The Legal Aid Society of New York, where he was a recipient of a Skadden Fellowship following his graduation from law school. He was also Law Clerk to the Honorable Constance Baker Motley, Senior U.S. District Court Judge for the Southern District of New York.

Renia Ehrenfeucht
Professor, University of New Mexico
Albuquerque, NM

Renia Ehrenfeucht is a Professor and the Director of the Community & Regional Planning program at the University of New Mexico. Her research focuses on the production and meaning of public space and the specificity of sidewalks. This includes the politics of public space use and design as well as how...
institutions governing shared space and social norms interact. Her second area of research is shrinking cities or cities that have sustained long term population loss. The strands of this area include how planning processes function in the face of population loss, how cities address vacant land, and how residents respond to their changing environments. Her publications include *Sidewalks: Conflict and Negotiation in Public Space* (with Anastasia Loukaitou-Sideris), *Urban Revitalization: Remaking Cities in a Changing World* (with Carl Grodach) and numerous journal articles and book chapters.

**Kermit J. Lind**  
Clinical Professor of Law Emeritus, Cleveland State University Cleveland-Marshall College of Law  
Cleveland, OH  
Professor Lind taught history at Cleveland State University from 1969 to 1972, and worked as a community organizer and director of nonprofit fair housing advocacy and civic organizations before starting the practice of law in 1987. After eight years in private practice, he supervised a clinical law practice at Cleveland State serving mostly inner-city housing and neighborhood development clients. The clinic also played a leading role in the Cleveland’s struggle against the mortgage crisis with innovative civil nuisance abatement litigation. Mr. Lind has published articles on community development law and public policy, including “Strategic Code Compliance: A Prescription For Resilient Communities”, a chapter in Ray Brescia and John Travis Marshall, eds., *How Cities Will Save The World: Urban Innovation in the Face of Population Flows, Climate Change And Economic Inequality*.

**John Marshall**  
Assistant Professor, Georgia State University College of Law  
Atlanta, GA  
John Marshall is an Assistant Professor of Law at Georgia State University, where he teaches Environmental Law and Land Use Law. He joined GSU from Yale Law School where he was the Ludwig Community Development Fellow. From 2007 to 2011, he was a counsel and project manager with the New Orleans Redevelopment Authority (NORA). In that role, he advised NORA on post-Hurricane Katrina implementation of the Authority’s urban revitalization efforts, including land acquisition, development, and disposition programs. Prior to his work in New Orleans, he was a partner with Holland & Knight LLP. He is especially interested in cities, focusing on private and government interventions to promote urban revitalization.