



2026 AEP SYMPOSIUM

Holding Two Truths:

Housing Need & Environmental Review in California

JUNE 11, 2026 | 8:30AM-4PM | VIRTUAL PROGRAM

8:30-9:00AM

Keynote Speaker: Omar Passons, Passons Consulting

9:00-10:15AM

CEQA Legislative Update: Issues & Trends

Fresh off the legislature's efforts with CEQA Reform and the California CEQA Ballot Measure, Sacramento has been busy putting pen to paper and enacting legislation. Join AEP's lobbyist to break down the ins, outs, and what's to come from the Capital in terms of CEQA and Land Use Review.

- Legislative Update - LCI Update - SB 131 Example - Building an Affordable CA Act Ballot Measure

Moderator | Kristin Blackson, Protea Property Management, Inc.

Speakers | Matt Klopfenstein, Summit Advocacy; Lisa Gibson, City & County of San Francisco

10:15-10:30AM

Break

10:30AM-NOON

UC San Diego Center for Housing Policy & Design

UC San Diego Center for Housing Policy & Design is an initiative that sprang out of the UCSD Design Lab to connect the many researchers, policymakers, & leaders in the San Diego region dedicated to housing. The Center facilitates fruitful dialog across disciplines & sectors to deepen the collective understanding of housing challenges & solutions. This panel will discuss the work, research, & findings as a result of the Center's Coordination.

Moderator | Andy Keatts, Times of San Diego

Speakers | Bill Fulton, FAICP; Heidi Vonblum, City of San Diego; Andy Kopp, PlatformUS

NOON-12:30PM

Lunch Break

12:30-2:00PM

We Did IT! Good Vibes Only - What We Have Built

California's housing challenges are often discussed in terms of policy, environmental review, funding constraints, & process. This panel focuses on implementation: housing projects that successfully moved from concept to construction & occupancy. Speakers will share practical lessons learned related to permitting, environmental review, financing, partnerships, design, & project delivery. Panelists will also reflect on operational realities following occupancy & the ongoing challenges of delivering housing in CA communities. This session is intended to provide grounded, experience-based perspectives from professionals directly involved in getting housing built.

Moderator | Mindy Fogg, City of Carpinteria

Speakers | Rick Schroeder, Many Mansions; Tanner Shelton, AICP, Sanbell/Jensen Design & Survey; Dalia Flores, People's Self-Help Housing; Megan Martin, City of Grover Beach

2:00-2:15PM

Break

2:15-3:45PM

Going Rural - Challenges & Opportunities

We can't just build infill housing, but we can't waste resources by building sprawl. This panel will discuss the difficult challenge of building communities in the rural areas of the state. The panel will kick off with a visual demonstration of how freeways separate and divide communities with expertly created videos of freeway construction for four Central Valley freeways. Next, the panel will explore a rural village in the unincorporated area of San Diego County, the historical & magical community of Jacumba. The panel will detail how this community has been improved with investment & what remains to be done to open up housing opportunities in an already designated rural village. Rural villages need everything an urban housing development has - public transit, safe & beautiful parks & essential services such as local grocery stores & accessible healthcare. How can we get there?

Moderator | Howard Blackson, HB3 Urban Design

Speakers | Dan Zack, Urban Solutions, Inc.; Jeff Osborne, We Are Humankind

3:45-4:00PM

Q&A | Closing Remarks
