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OVERSIGHT HEARING

Wednesday, February 25, 2026
9:30 a.m. -- State Capitol, Room 437

SUBJECT: Outcomes Review of AB 2011 (Wicks) Chapter 647, Statutes of 2022,
Affordable Housing and High Roads Jobs Act of 2022.

Speaker Biographies

Panel #1: AB 2011 Overview and Expectations Panel

- **Peter Calthorpe** is a founder of the Congress for New Urbanism and a recipient of the Urban Land Institute's Prize for Visionaries in Urban Development. He has published extensively, including *The Next American Metropolis*, which first defined the idea of transit-oriented development (TOD), and, most recently, *Ending Global Sprawl* for the World Bank. He was appointed to the President's Council on Sustainable Development and the UN High Commission on the New Urban Agenda. Peter provided direction for HUD's Empowerment Zone and Consolidated Planning programs and, through design guidelines for the HOPE VI program, helped rebuild 60,000 units of the nation's most distressed public housing. He also developed the Grand Boulevards concept which helped frame California Assembly Bill 2011.
- **David Garcia** is the Deputy Director of Policy at the Turner Center for Housing Innovation at UC Berkeley where he leads the center's engagement on state and federal housing policy. He previously served as the Center's Policy Director from 2014 to 2024. David's research and insights have been featured nationally in the *New York Times*, *Wall Street Journal*, NPR, and the *Washington Post*. Previously, David was the Policy Director at Up For Growth in Washington DC, and has also worked as a researcher at the

Government Accountability Office as well as in real estate development in Stockton, California.

- **Jason Moody** is a real estate economist and Managing Principal at Economic & Planning Systems (EPS), a California based urban economics consulting firm. He has over 30 years of consulting experience with public and private sector clients throughout California and beyond, focusing on real estate development, public finance, and economic growth trends and strategies. Jason has worked on numerous housing project and plans, including helping cities develop and implement their state mandated House Elements. He is also a frequent presenter on downtown, corridor, and transit-oriented development trends and has provided analysis to support State housing legislation. Jason received a Master of Public Policy (MPP) degree from the University of California's Goldman School in 1995 and BA in economics from UC Santa Cruz in 1988.

Panel #2: Practitioners' Panel: Successes and Challenges on the Ground

- **Daniel Golub** is a partner in the West Coast Land Use and Environmental Law practice group at Holland & Knight and head of California housing litigation for the firm. He focuses his practice on housing streamlining laws such as the Housing Accountability Act, SB 35 and AB 2011, Density Bonus Law, and Housing Element Law. As an entitlement attorney, he has assisted in invoking AB 2011 and SB 35 to entitle affordable housing projects throughout the state, and he was among the first in California to fully entitle a project using the "Builder's Remedy." As a litigator, he argued and briefed the leading published authority on the HAA, *California Renters Legal Advocacy and Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, and was the first to successfully invoke SB 35 in court to compel a local government to issue a permit for housing development. He has been recognized by several legal publications as a leading practitioner of California land use law, and he is regularly invited to advise on state legislative matters and to speak at industry and legal conferences and panels. Dan holds a J.D. from the University of California at Berkeley School of Law and a B.A. from Vassar College.
- **William Goodman** is a Principal at Strada Investment Group and a member of the Investment and Management Committees. He is responsible for acquisition, entitlement, financing, and development of Strada's multifamily and mixed-use projects throughout California. Will's recent projects include the 540-unit Brady Block and the 501-unit Quincy developments in San Francisco, as well as Strada's City Center public-private development in downtown Oakland. Will holds a master's degree in urban planning from Harvard University and a bachelor's degree from Brown University. He is a founding Board Member and chairs the Real Estate Committee of The Kelsey, a non-profit organization dedicated to inclusive housing for people with disabilities.

- **Betsy McGovern-Garcia** serves as Vice President of Self-Help Enterprises (SHE), following nine years as the organization's Director of Real Estate Development. Throughout her tenure, Betsy has led the development of more than 2,900 affordable homeownership and rental units, advancing SHE's portfolio toward all-electric, zero-net-energy design. Betsy spearheaded the launch of SHE's Permanent Supportive Housing (PSH) portfolio, resulting in approximately 500 new PSH units, strengthened partnerships with service-providers, and comprehensive supportive-services programs that help transition unhoused residents into stable, service-enriched housing. Her background includes deep expertise in a range of homeownership financing models, including New Markets Tax Credits and community land trusts. Betsy holds an MBA from Saint Ambrose University and serves on the boards of the San Joaquin Valley Housing Collaborative, Housing California, and the National Rural Housing Coalition.

Panel #3: AB 2011 Sponsor Testimony

- **Daniel M. Curtin** has been the Director of the CA Conference of Carpenters since 1992 with a brief stint as Deputy Director of the Dept. of Industrial Relations from 1999-2001. He currently serves as a Commissioner on the State Water Commission and on the Board of Directors of the CA State Compensation Insurance Fund. He previously served on the Board of the California High Speed Rail Authority, the California Economic Development Commission, and as chairman of the California Industrial Welfare Commission. Curtin holds a Bachelor's of Science degree from City College of New York.
- **Marina Espinoza** is the Policy Director for the California Housing Consortium, where she leads CHC's advocacy efforts in the State Capitol. Marina has previously held positions as a legislative director and legislative aide in the California State Assembly. She has also worked as a senior legislative analyst for the California State Association of Counties, where she covered housing, land use, and transportation issues. Early in her career, Marina advised local government clients on housing issues as a research analyst at LeSar Development Consultants. She received her bachelor's degree in Urban Studies and Planning from UC San Diego.