



# HOUSING THE BAY

**SUMMIT**  
APRIL 15, 2026

HYATT REGENCY EMBARCADERO  
SAN FRANCISCO



## ULI SAN FRANCISCO

The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of providing leadership in the responsible use of land and creating and sustaining thriving communities worldwide.

ULI's interdisciplinary membership represents the entire spectrum of the land use and development disciplines in private enterprise and public service—leading property owners, investors, developers, service firms, planners, public officials, and academics. ULI SF serves the greater Bay Area with pragmatic land use expertise and education with over 2,300 members locally.

## ABOUT HOUSING THE BAY

Housing the Bay returns for a ninth year! This spring, we ask: are we Turning the Page? We invite attendees and speakers to join us on April 15, 2026 and Shape Housing's Next Chapter in the Bay Area and beyond. This Summit will explore the relationships between technological innovations and construction costs, climate change and resilience, homeownership and generational wealth, advocacy and legislation, and more.

Over the last nine years, Housing the Bay has explored the root causes of our housing crisis, showcased innovative public and private sector solutions, and amplified diverse voices from across our industry. This year, we continue that mission by understanding the tools our region is using increased housing supply and affordability at all scales.

# SUMMIT AGENDA

## FOYER

**12:30 – 1:00 pm**

### Registration and Networking

Project Recovery work and ULI San Francisco's Advisory Services Panel in Sonoma County following the Tubbs Fire, highlighting lessons learned, challenges faced, and strategies that have supported long-term recovery.

## BALLROOM

**1:00 – 1:10 pm**

### Welcome and Opening Remarks

**Natalie Sandoval**, Executive Director, ULI San Francisco

Framed within Housing the Bay's theme of "Turning the Page," this session connects personal experience with practical takeaways, offering a grounded look at how communities can rebuild more resiliently and how ULI can continue to support recovery in the face of future disasters.

**Rick Dishnica**, The Dishnica Company LLC

**Bea Hsu**, Builders Alliance

**Sandra Kulli**, Kulli Marketing Company

**Kim Diamond**, KD Shae Development (Moderator)

**1:10 – 1:55 pm**

### Follow the Money!

There are tangible signs that the Bay Area is recovering and bringing investors and developers to build once again. In this session, we will hear from Bay Area experts most active in today's capital markets. We will learn about the latest investment opportunities, understand how San Francisco compares to other US markets, and find out what projects are able to attract capital.

**Mickey Patel**, Northwestern Mutual

**Nigel Hughes**, CoStar

**Scott Youdall**, Hanover Company

**Eve Myers Loecher**, Newmark (Moderator)

## FOYER

**2:35 – 3:05 pm**

### Networking Break

## BALLROOM

**3:05 – 3:45 pm**

### Today's Technology Tools

The development industry has been stereotyped as being reluctant to employ technology solutions to improve outcomes. Today we will hear from industry leaders across construction, labor, design, and regulatory compliance about the technologies that are being used today to increase efficiency and decrease cost at all stages of the development process.

**Scott Littlehale**, North Coast States Carpenters Union

**Jenna Louie**, Villa Homes

**Jenny Song**, Infilla

**Ruby Bolaria Shifrin**, Turner Labs (Moderator)

**1:55 – 2:35 pm**

### Turning the Page After the Fire: Stories, Lessons, and the Path Forward

Wildfires have reshaped communities across California, leaving lasting impacts on people, housing, and local economies. This session explores both the human experience of wildfire recovery and the role ULI has played in helping communities move forward.

The conversation will begin with a personal reflection on the lived realities of wildfire, followed by a discussion of ULI's on-the-ground recovery efforts. Panelists will share insights from ULI Los Angeles'

**3:45 – 4:15 pm**

### **A Debate: Is Homeownership Still the Best Way to Build Generational Wealth?**

For decades, homeownership was the cornerstone of the American dream and a proven way to build generational wealth. But housing affordability has been declining since the 1970s, as middle-class wages stagnated and the cost of higher education skyrocketed. Exacerbating those trends, homebuilders pulled back after the 2008 Great Recession, restricting supply, and home prices spiked during the pandemic. Given that annual stock returns have been well above the typical appreciation of residential real estate, there could be a shift in the best way to build wealth. Some of these shifts are already being explored through innovative, community based ownership models that upend the notion that ownership is as an individual pursuit. With the landscape of wealth-building and housing stability shifting beneath our feet, join us for a debate on whether homeownership remains the cornerstone of the American Dream, or whether that dream is overdue for reinvention.

**Saki Bailey**, San Francisco Community Land Trust

**Noerena Limon**, Casita Coalition

**Maureen Sedonaen**, Habitat for Humanity Greater San Francisco

**Regina Celestin Williams**, Silicon Valley at Home

**Carol Galante**, UC Berkeley (Moderator)

**4:15 – 4:55 pm**

### **Decades in the Making: How Advocacy Helps Us Turn the Page Towards Policy Wins**

Join us at this session to hear from policymakers, public servants, and advocates about how legislation evolves from an idea to reality. Speakers will share how broad coalitions turned the page from coming up short to creating change that impacts housing all across the Bay Area.

**Pedro Galvao**, Luminaria Advisory

**Cassie Gilson**, Axiom Advisors

**Lindsay Haddix**, East Bay Housing Organizations

**Chris Norman**, City of Oakland (Moderator)

**4:55– 5:00 pm**

### **Closing Remarks from Steering Committee Leadership**

**Xiomara Cisneros**, Chan Zuckerberg Initiative

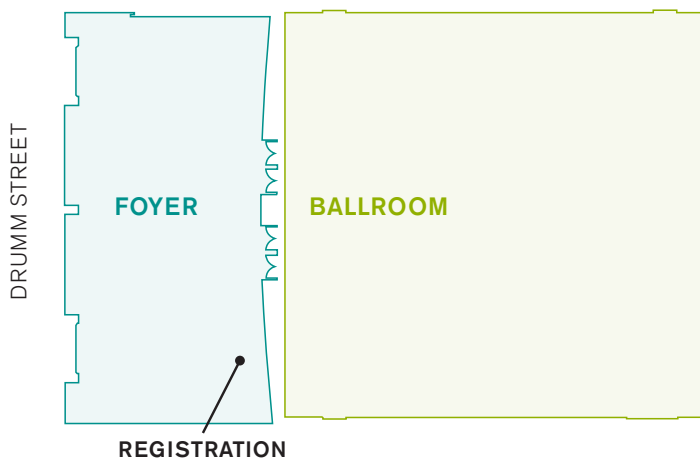
**Lindsay Haddix**, EBHO

**Vy Pham**, LOWE

## **FOYER**

**5:00 – 6:00 pm**

### **Networking Reception**



**SPEAKER BIOS >**



# HOUSING THE BAY SUMMIT

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