**DRCOG Inclusionary Zoning Cohort Session 3: Program Design and Structure**

**Speaker Biographies**

**Stephanie Reyes**

*State and Local Policy Manager, Grounded Solutions Network*

**Stephanie Reyes** supports the long-term affordable housing and racial equity goals of public and nonprofit sector clients by designing and analyzing affordable housing policies and programs, with an emphasis on inclusionary housing. She brings both policy expertise and strong project management skills from over 15 years of experience in the housing and environment fields.

Recently, Stephanie led Grounded Solutions’ work for the City of Minneapolis to develop its inclusionary zoning policy and program implementation. The City’s mandatory policy will tie the creation of new market-rate units to new affordable units. Designed to address historic racial and economic disparities evident across the city, the program will make the City’s high-opportunity areas more accessible to people of color and low-income households – ensuring that Minneapolis grows inclusively as the city continues to expand. Stephanie also supported Grounded Solutions’ work on Minneapolis’s perpetually affordable homeownership program.

In 2020, Stephanie led a feasibility assessment for a fund to preserve unregulated affordable housing for LISC Houston. She previously supported Grounded Solutions’ work on Detroit’s Housing preservation action plan, which will guide a cross-sectoral, multi-million-dollar effort to preserve the affordability of 10,000 units of housing by 2023.

Before joining Grounded Solutions Network, Stephanie held multiple roles with Greenbelt Alliance, where she led the organization’s efforts to ensure that San Francisco Bay Area jurisdictions provided sufficient homes at all income levels in sustainable locations. This work included overseeing policy research and publications and guiding advocacy campaigns. Additionally, she held positions in communications and advocacy at HomeFirst, an affordable housing and homeless services provider in Santa Clara County, California.

Stephanie received her bachelor’s degree from Brown University. A member of the Urban Land Institute, she also serves as a volunteer leader with the San Mateo chapter of Showing Up for Racial Justice (SURJ).

Stephanie recently accepted a position with the California Department of Housing and Community Development, where she will be in the State Financial Assistance division helping development guidelines for new state funding programs, including the state’s foreclosure prevention program.

**Matt Weber**

*State and Local Policy Senior Specialist, Grounded Solutions Network*

**Matt Weber** draws in his skills as a policy analyst, municipal lawyer, and urban planner to help cities chart a path to more equitable and inclusive futures. His work focuses mainly on anti-displacement and inclusive growth strategies that help municipal leaders shape their communities into thriving places with opportunities for all.

Matt supported Grounded Solutions’ inaugural ForEveryoneHome: City Solutions for Housing Equity initiative, working closely with municipal officials and community leaders in Indianapolis and Winston-Salem. His efforts helped the two cohort cities develop policies addressing a wide range of community concerns – including eviction prevention and affordable housing preservation – and ensuring local neighborhoods remain accessible and affordable as the cities grow.

Matt has also worked with local and regional governments on policies to promote affordable homeownership. In Minneapolis, he worked with the Metropolitan Council to convene a regional dialogue around affordable homeownership. In Detroit, he helped the City explore opportunities to preserve affordability in fast-changing neighborhoods through the community land trust model.

Matt is frequently called upon to put his teaching experience to work, leading training sessions for local governments and community advocates on topics ranging from the how and why of lasting affordability, how to start a community land trust, and policies and practices to prevent displacement and build inclusive cities.

Before joining Grounded Solutions, Matt counseled municipalities in Wisconsin on land use, brownfields, and redevelopment issues, helped Detroit community development corporations build affordable housing, and researched land tenure and title security issues in legacy cities throughout the Midwest. Additionally, he has taught university courses in land use law, neighborhood planning, and affordable housing development.

Matt is a member of the American Planning Association, the Michigan Planning Association, the State Bar of Michigan, and the State Bar of Wisconsin. He earned his bachelor’s degree from the University of Michigan and his *juris doctorate* and Masters of Public Policy from the University of Wisconsin.