Missoula Invest Health Displacement Risk Ratio Webinar
Thursday, September 17, 2020, 11:00 – 12:30 pm (MST)

TEAMS ATTENDEE LINK

AGENDA

11:00 – 11:15, Overview of the webinar, Invest Health Team Introduction, and history of Displacement Risk Ratio. *Kaia Peterson, Executive Director, NeighborWorks Montana and Missoula Invest Health Team Member*

11:15 – 11:40, Displacement Risk Ratio Presentation. The Displacement Risk Ratio is a Reinvestment Fund measure that identifies areas where residents may face involuntary displacement by comparing changes in the ratio between housing sales price to median household income over time. In areas where prices rise at a rate similar to income, there is no concern about involuntary displacement; if prices rise faster than income, displacement, or the inability of households of with similar economic situations as longer-term residents to live in the neighborhood, is a potential concern worth further inquiry. *Alana Kim, Policy Analyst, Reinvestment Fund and Dr. Michael Norton, Chief Policy Analyst, Reinvestment Fund*

11:40 - 11:50, Displacement Risk Ratio Q and A. *Susan Hay Patrick, Chief Executive Officer, United Way of Missoula County and Missoula Invest Health team member*

11:50 – 12:05, **How this impacts Missoula's housing and community development policy**. *Eran Pehan, Director of Housing and Community Development, City of Missoula and Montana James, Community Development Manager, City of Missoula Office of Housing & Community Development*

12:05 – 12:30, **Participant Q and A.** *Susan Hay Patrick, Chief Executive Officer, United Way of Missoula County and Missoula Invest Health team member*

Presenter Biographies

Kaia Peterson
Executive Director, NeighborWorks Montana

Kaia Peterson, Executive Director of NeighborWorks Montana, is passionate about the power of CDFIs putting financial tools and knowledge into the hands of people and communities who wouldn't otherwise have the opportunity to have safe, quality, affordable housing. She uses that passion to drive her work in overseeing the education and counseling program, manufactured housing and resident-ownership work and the marketing and outreach efforts at NeighborWorks Montana. Kaia has a BA from Bates College and an MBA from the University of Washington. Kaia is a member of the Missoula Housing Authority and the Providence St. Patrick Hospital Western Montana Service Area Community Ministry boards and the NeighborWorks America Rural Advisory Council.

Susan Hay Patrick
Chief Executive Officer, United Way of Missoula County

Susan leads several community-wide collaborations focused on kindergarten readiness and student success, preventing suicide, ending homelessness, and preventing childhood obesity. Susan's past experience includes serving as deputy director of Feeding America, one of the nation's 10-largest nonprofits; working as a lobbyist in Washington, DC; operating her own independent consulting business, specializing in nonprofits and small businesses; and serving as executive director of a national foundation.

Alana Kim
Policy Analyst, Reinvestment Fund

Alana conducts quantitative and qualitative research for topics related to housing, high-quality childcare, place-based public policy interventions, and community social wellbeing. She supports the team's research projects that help all levels of governments, philanthropies, community organizations, as well as Reinvestment Fund's landing department respond to community needs by using data-driven, place-based tools. Prior to joining Reinvestment Fund, Ms. Kim's research experience involved gentrification, food systems planning, rural development policies in China, and spatial data management.

Dr. Michael Norton,
Chief Policy Analyst, Reinvestment Fund

Dr. Michael Norton supports all research related to Reinvestment Fund's organizational goals and mission. In this role Dr. Norton works closely with a range partners, including small non-profit organizations, local and national philanthropies, private companies, colleges and universities, school districts, federal, state, and city governments and agencies. His work leverages nearly a decade of experience as researcher and project director to develop data driven solutions – solutions that meet the unique needs of Reinvestment Fund and our key stakeholders in the public and private sectors. Dr. Norton completed his doctoral studies in the Sociology Department at Temple University, where his research examined the relationship between secondary mortgage market activity and neighborhood change in the Philadelphia region at the turn of the 21st century. He also teaches in the John Glenn College for Public Affairs at The Ohio State University.

Montana James
Community Development Manager, City of Missoula Office of Housing & Community Development.

Prior to joining the City, Montana worked in policy consulting in Washington state for four years before attending the University of Washington, where she focused her research on policy solutions to improve workforce equity. In the Office of Housing & Community Development she oversees city housing policy, two federal grant programs, and supports the Director with office-wide strategy and planning. She holds an MPA from the University of Washington's Evans School of Public Policy and is a Missoulian born and raised.

Eran Pehan
Director of Housing and Community Development, City of Missoula,

Eran has been engaged in community development and social equity work in Missoula for the last twenty years. Prior to joining the City, she served as the Executive Director of the Poverello Center, Western Montana's largest homeless service provider. Ms. Pehan has extensive experience in public outreach and engagement, social infrastructure planning and assessment, and innovative problem solving. She recently spearheaded the adoption of a comprehensive and community-driven city-wide housing policy aimed at ensuring everyone has a place to call home. Ms. Pehan holds a master's degree in Social Work from the University of Montana.