



2018 Annual Conference

Institutes and Workshops (edited 2/9/18 4:40 p.m.)

Institute-1 **Everything You Wanted to Know about Bonds, but Were Afraid to Ask**

Beginner; Room #302-303

Tax-exempt bond financing is a tool commonly used by affordable-home developers. In this Institute, you will learn through lecture and group exercises the program's basic and technical requirements, who's involved and why, the process of obtaining a bond allocation, credit enhancements and the cost of issuance. *Please bring a calculator.*

Moderator: Benjamin M. Barker, California Municipal Finance Authority

Panelists: Julia Bennett, California Housing Partnership; Paul J. Thimmig, Quint & Thimmig LLP

Institute-2 **The Whole Caboodle: Understanding Legal Documents in a Multifamily Housing Closing**

Beginner; Room #317-318

Each affordable development project has enough documents to make your head spin! At best, they are a headache to read; at worst, they contain legalese so intimidating and confusing that the documents are ignored. This workshop will unravel the mystery of all this paper and help you get a handle on how to review and negotiate documents and contracts so you can communicate your organization's goals to key participants in the deal.

Moderator: Isabel Brown, Goldfarb & Lipman LLP

Panelists: William DiCamillo, Goldfarb & Lipman LLP; Elizabeth Klueck, Goldfarb & Lipman LLP

Institute-3 **A Deep Dive into the Affordable Housing and Sustainable Communities Program**

Beginner; Room #319

This Institute will provide comprehensive and in-depth coverage of the Affordable Housing and Sustainable Communities Program (AHSC). The expert panelists will provide a detailed overview of the State cap-and-trade program, dive into the specifics of AHSC, outline maximum competitiveness, discuss innovation and emphasize the importance of public/private partnerships across sectors for success and impact across communities.

Panelists: Nicole Norori, California Housing Partnership; Sally Greenspan, Enterprise Community Partners; David Dologite, California Housing Partnership

Institute-4 **Tax Credits 101**

Beginner; Room #316

The Low-Income Housing Tax Credit remains the most important, yet one of the most complex, financing tools for the creation and preservation of affordable developments in California. This Institute combines presentations and group exercises to introduce the nuts and bolts of the tax credit program. *Please bring a calculator.*

Moderator: Laura Kobler, California Housing Partnership

Panelists: Gina Ferguson, California Tax Credit Allocation Committee; Sherin Bennett and Zorica Stancevic, California Housing Partnership

Workshops

Session I

Thursday, March 8, 2018, 1:45 PM – 3:15 PM

1-1 HCD Strategic Planning Stakeholder Forum

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #201

The California Department of Housing and Community Development is actively engaged in refreshing its strategic plan to help us make thoughtful decisions and align our efforts on how we can provide the highest and best services to California. As part of our environmental scanning process, stakeholder feedback is critical. We invite the HCD stakeholder community to attend and participate in a review of HCD's draft strategic planning session deliverables. You will have the opportunity to provide feedback and input during the session.

Moderator: Janeen Dodson, Deputy Director, Organizational Development and Strategic Planning, Housing and Community Development

1-2 The ROI of Sustainability: Preserving Affordable Housing through Clean Energy Investments

INNOVATE - Housing Development

Intermediate, Advanced; Room #302-303

Investing in clean energy improvements like energy efficiency and solar can have long term energy bill savings benefits for residents of multifamily affordable housing properties. But are these investments actually paying off in the long term, for both residents and owners? How are developers keeping track of their ROI? This panel will explore tactics and strategies for ensuring that you can maximize the benefits of investing in clean energy improvements—in both new construction and rehab scenarios—to preserve the long-term affordability of multifamily properties.

Moderator: Jos Ferguson, Many Mansions

Panelists: Shamir Chauhan, GRID Alternatives; Tabitha Harrison, Association for Energy Affordability

1-3 Finding Common Ground: Connecting Anti-Displacement and Fair Housing

TRANSFORM - Policy and Advocacy

Beginner; Room #104

Both the anti-displacement and fair housing movements are grounded in choice and opportunity. Communities of color have for decades faced barriers to accessing neighborhoods most supportive of economic mobility. Low-income households also face intense displacement pressure due to gentrification, and struggle to remain in place just as more resources come into a community. We will explore the intersection of anti-displacement and fair housing from grassroots, legal, research, and practitioner perspectives, and discuss how we can strengthen both movements through improved joint advocacy.

Moderator: Sarah Brundage, Enterprise Community Partners

Panelists: Chancela Al-Mansour, Housing Rights Center; Navneet Grewal, Western Center on Law & Poverty; Elizabeth Kneebone, Turner Center for Housing Innovation; Dan Rinzler, California Housing Partnership; Nubyaan Scott, Project Sentinel

1-4 Housing Models that Work for Youth and Young Adults

SUPPORT - Ending Homelessness

Beginner, Intermediate, Advanced; Room #103

Youth and young adults experiencing homelessness face different obstacles and challenges than adults experiencing homelessness. There has been much debate over the years as to what housing options/models work best for youth and the varying success of each. This workshop will explore various solutions like rapid re-housing, supportive housing, transitional housing, and Housing First models. We will discuss examples of each and the studies of their effectiveness at ending homelessness or housing insecurity for young adults.

Moderator: Shahera Hyatt, California Homeless Youth Project

Panelists: Sherilyn Adams, Larkin Street Youth Services; Hellen Hong, First Place for Youth; Tina Estedabadi, Los Angeles Homeless Services Authority; Eric Hubbard, Jovenes, Inc.

1-5 Pre-Fabricated Housing: Faster, Greener, Smarter

INNOVATE: Housing Development

Beginner, Intermediate, Advanced; Room #301

An experienced panel of architects, developers, contractors, and lenders share best practices on building affordable homes that used prefabricated construction, including modular and shipping containers.

Moderator: Bree A. Wong, SWS Engineering, Inc.

Panelists: Donna Gallup, American Family Housing; Cheryl Bates, New Economics for Women; Bill Cavanaugh, US Modular, Inc.

1-6 The 'Support' in Supportive Housing: Home at Last!

INNOVATE - Housing Development

Intermediate; Room #316

This workshop will guide participants in a high level view of supportive services funding through a Medi-Cal waiver (Whole Person Care), Measure H (new quarter cent sales tax) and capital funding that come to departments represented on the panel. This panel will discuss how creating collaboratives in Los Angeles County has ensured quality services are funded and being provided move people from homelessness to permanent housing.

Moderator: Sarah Callendar, LA County Department of Health Services

Panelists: Leepi Shimkhada, LA County Department of Health Services; Elena Fiallo, LA County Department of Health Services; Lynn Katano, LA County Community Development Commission; LaCheryl Porter, St. Joseph Center

1-7 Hot Topics in Rural Housing.

TRANSFORM - Policy and Advocacy

Beginner, Intermediate; Room #319

This workshop will discuss current issues that affect rural housing policy and programs: 1) the prospects for rural housing assistance at the federal level; 2) the rural share of existing and new state funding sources, such as the Affordable Housing and Sustainable Communities Program and funds availed through SB 2 and 3; and 3) the challenges of rural opportunity mapping in the Low-Income Housing Tax Credit Program. Additionally, rural housing program managers, developers, and advocates will describe what they can do in their local communities to pass the housing bond and create a permanent constituency for rural housing improvement.

Moderator: Rob Wiener, California Coalition for Rural Housing

Panelists: Lisa Bates, California Department of Housing and Community Development; Mark Stivers, California Tax Credit Allocation Committee; Kim Dolbow Vann, USDA Rural Development; Tom Collishaw, Self-Help Enterprises

1-8 How We Build Political Heft for Real Transformation

UNITE - Community Organizing and Action

Beginner, Intermediate; Room #101-102

Moderator: Chione Flegal, PolicyLink

Panelists: Veronica Carrizales, California Calls; Vivian Yi Huang, Asian Pacific Environmental Network

1-9 New Tools to Preserve At-Risk Housing

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #204

As housing developers and advocates struggle to build new affordable homes, it is important to remember that preserving existing homes at risk of being lost due to expiring subsidy and rent restrictions costs less and has the added benefit of preventing displacement. This workshop will explore how the recently enacted Preservation Notice Law expansion (AB 1521) will give more power to residents of affordable homes and increase the likelihood of these homes being purchased by mission-driven organizations that can keep them affordable.

Moderator: Danielle Mazzella, Housing California Partnership

Panelists: Anya Lawler, Western Center on Law & Poverty; Sasha Wisotsky, California Department of Housing and Community Development; Sarah Steinheimer, Legal Services of Northern California; Franklin Campos, Los Angeles Housing + Community Investment Department

1-10 The Latest Information on Tax Credit Equity

INVEST - Housing Finance

Intermediate; Room #202

Through an entertaining presentation that may include many forms of art, panelists will discuss the very dry topic of the current state of the Low-Income Housing Tax Credit (LIHTC). Topics may include the current state of tax credit investments in affordable housing. Pricing, terms, underwriting, and locations will be some of the probable subjects. Fights may break out, deals may be made, and you may find a partner for life (or 15 years).

Moderator: Rich Gross, Enterprise Community Partners

Panelists: Kevin Knudtson, Community Economics, Inc.; Richard Mandel, Community Housing Partnership

1-11 Antidisplacement Strategies through Small Multi-Family Preservation - Financial Tools to Acquire Unsubsidized Affordable Housing

INVEST - Finance

Beginner, Intermediate; Room #317-318

Building our way out of the housing crisis is not viable. Instead, acquiring and rehabbing existing, unrestricted small multifamily housing is an emerging strategy to preserve unsubsidized affordable housing threatened by gentrification. This session targets forward thinking public and private partners to learn of the existing and new financial tools for acquisition and rehabilitation with the end goal of long term affordability. Panel presentations include financing tools and a case study demonstrating the step by step process and lessons learned of an actual transaction.

Moderator: Geeta Rao, Enterprise Community Partners

Panelists: Justin Chen, Enterprise Community Loan Fund; Jason Vargas, East Bay Asian Local Development Corporation; Jacqueline Waggoner, Enterprise Community Partners; Ernesto Espinoza, East LA Community Corporation

1-12 Race Counts in Communication

ENGAGE - Communications, Marketing, and Measuring Progress

Beginner, Intermediate, Advanced; Room #205

Experts in the fields of communication and data collection will cover 1) Why we need to talk about race when advancing policy change for greater social and economic justice, 2) What the latest research and data show us

about housing and homelessness with a racial context; and 3) how to communicate about affordable housing and homelessness with an understanding grounded in the history of racial segregation and exclusionary policies.

Moderator: Nur Kausar, Housing California

Panelists: Julie Fisher-Rowe, The Opportunity Agenda; Tiffany Manuel, Enterprise Community Partners; Diana Benitez, The Advancement Project

1-13 Outlook for Rental Housing Funding and Policy under a New Tax Code

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #304

DC-based housing experts will lead a discussion on the outlook for affordable rental housing funding and policy under a new tax code with a focus on the Low Income Housing Tax Credit. We will also discuss the Administration's affordable housing positions, including possible "infrastructure" legislation that could include key affordable housing provisions, and the prospect for Congressional approval. Attendees have a chance to pose their own questions and discuss advocacy priorities & opportunities for California.

Moderator: Matt Schwartz, California Housing Partnership

Panelists: Peter Lawrence, Novogradac & Co.; Emily Cadik, Enterprise Community Partners; Barbara Sard, Center on Budget Policy and Priorities

1-14 Sustainable Transportation Near Affordable Housing Developments

PARTNER - Multi-Sector Solutions

Beginner; Room #203

Don't know a bike kitchen from a continental crosswalk? Whether you are applying for AHSC or just want to provide healthy safe transportation alternatives, you need to learn about the tools and partners that share your mission. We will talk about big picture items such as how to generate walk route data, down to practical onsite tips for designing an efficient bike room with highlights on active transportation issues that affect kids, health, and jobs.

Moderator: Sylvia Martinez, Community HousingWorks

Panelists: Maira Sanchez, Enterprise Community Partners; Colin Parent, City of La Mesa; Steve Hansen, City of Sacramento

Session II

Thursday, March 8, 2017, 3:30 PM – 5:00 PM

2-1 California 2017 Housing Package Implementation – HCD Office Hours

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #201

The California 2017 Housing Package provides a renewed focus on one of the most basic needs for every Californian ... home. It offers an injection of new regulatory and financial resources, and with it, an opportunity to innovate in the way we deliver housing throughout the state. The California Department of Housing and Community Development is tasked with the development of program design, guidelines, and technical assistance resources to achieve the objectives outlined in the package. However, success can only be achieved with input from a broad array of stakeholders. HCD staff will be available for "office hours" to hear your ideas, concerns, and recommendations as we move forward with the implementation of the financial resources (SB 2 and SB 3), land use laws aimed at improving local accountability (SB 166, AB 1397, AB 72, and the Housing Accountability Act),

housing development streamlining provisions (SB 35), and housing affordability preservation (AB 1521). Come by and give us your thoughts. We can't succeed without you!

2-2 RHNA: Crucial, Flawed and Ready for Change?

TRANSFORM - Policy and Advocacy

Beginner, Intermediate; Room #317-318

The Regional Housing Needs Allocation (RHNA) is central to California housing law, serving as the primary tool for municipalities to set housing goals and zone sufficient land. Despite its importance, RHNA also has many challenges: current needs like cost burdens are not accounted for, under-production of low and moderate income homes results in chronic housing deficits, high-cost coastal regions often receive lower RHNA, pushing growth to cheaper areas with fewer jobs and more car dependence. Join us to discuss RHNA's structure, impacts, and alternatives.

Moderator: James Pappas, San Francisco Planning Department

Panelists: Megan Kirkeby, California Department of Housing and Community Development; Anya Lawler, Western Center on Law and Poverty; Ted Egan, San Francisco Office of the Controller; Michael Lane, Nonprofit Housing Association of Northern California

2-3 Hot Topics: Homelessness

SUPPORT - Ending Homelessness

Beginner, Intermediate; Room #316

Interact directly with policy experts and get an inside look at the policy themes dominating the state Capitol in 2018. Glean insights from key staff who advise legislative leaders, hear the latest on homelessness-related bills co-sponsored by Housing California, and get all your questions answered from those working in the state Capitol.

Moderator: Chris Martin, Housing California

Panelists: Sharon Rapport, Corporation for Supportive Housing; Zelenne Cardenas, Social Model Recovery Systems; Fernando Gaytan, Child Care Law Center

2-4 All the Right Moves: Leveraging State Laws to Get Through the Approval Process

INNOVATE - Housing Development

Intermediate; Room #319

In 2017, the California Legislature passed more than a dozen bills in a landmark package developed together with Governor Jerry Brown's office. These bills, along with other recent legislative actions and court decisions, will require each city and county to change the way it processes housing applications. This workshop will focus on new and existing tools in state law that can be used to move a proposed development through the process, clear CEQA hurdles, and get to approval.

Moderator: Eric Phillips, Goldfarb & Lipman LLP

Panelists: Barbara Kautz, Goldfarb & Lipman LLP; Laura Simpson, City of Concord; Rebecca Foster, San Francisco Housing Accelerator Fund

2-5 Mission Possible: Stories of Successful Community Outreach

INNOVATE: Housing Development

Intermediate; Room #302-303

The road to getting more affordable housing in communities is arduous. While many applaud the idea of affordable housing, it seems that many also show up to city hearings to resist it. However, there are strategies that can help you connect to supporters in the communities. Panelists will share their stories - victories and lessons

learned - from the trenches of community outreach. Through their collective experience and discussion, attendees will learn proven strategies and see how those strategies played out in specific project examples.

Moderator: Lauri Moffett-Fehlberg, Dahlin Group

Panelists: Robert Ogilvie, SPUR; Chris Maffris, Meta Housing; Leslye Corsiglia, SV@Home; Jan Lindenthal, MidPen Housing

2-6 Tribal Housing: New Opportunities for Collaboration

INNOVATE - Housing Development

Beginner, Intermediate, Advanced; Room #301

Tribes are eligible for Low-Income Housing Tax Credits (LIHTC), HOME funds for projects (programs are currently under discussion) and, with the passage of SB 944, are anticipating eligibility for Round Three of the Affordable Housing and Sustainable Communities (AHSC) Program. We will discuss the nuances and set-asides of current state affordable housing funding sources for which tribes are eligible, the process of developing on tribal trust and fee land, and legal considerations when working with tribal governments and entities.

Moderator: Edward Samson, California Coalition for Rural Housing

Panelists: Paul Ainger, Rural Community Assistance Corporation; Little Fawn Boland, Ceibola Law; Brian Ypez, Northern Circle Indian Housing Association; Betsy McGovern-Garcia, Self-Help Enterprises

2-7 Pathways to Homeownership

PARTNER- Multi-Sector Solutions

Intermediate; Room #104

The recent housing package signed by Governor Brown acknowledges the importance of homeownership in California. Low-income families, a critical part of our workforce, should be able to achieve the stability and independence that homeownership brings. Providers of affordable housing will be expected to implement the new housing policies that pave the way to homeownership. Hear from experts across industry segments who are finding strategic ways to partner in moving families along the continuum of housing - finding creative ways to provide pathways to homeownership.

Moderator: Sharon Ellis, Habitat for Humanity of Orange County

Panelists: Lori Holt Pfeiler, San Diego Habitat for Humanity; Anne Wilson, Community HousingWorks; Tom Collishaw, Self-Help Enterprises

2-8 The P3 Models Financing the Building and Preservation of Affordable Housing

INVEST - Housing Finance

Intermediate; Room #203

The sheer magnitude of California's affordable housing crisis cannot be addressed with public dollars alone. Funding for affordable housing needs new and less obvious partners beyond the usual public sector dossier. Public agencies, communities groups, CDFIs, private banks and corporate partners are finding new ways to create innovative financing mechanisms leveraging shared resources to have a much wider reach to build and preserve affordable housing. This workshop will cover: (1) Identifying and working with local unlikely partners (public/transit agencies, corporations and philanthropy), and (2) Optimally structuring private-public funding mechanisms for housing transactions (new construction and rehabilitation).

Moderator: Tunua Thrash-Ntuk, Los Angeles Local Initiatives Support Corporation (LISC)

Panelists: Kwofi Reed, LISC San Diego; Kevin Zwick, Housing Trust Silicon Valley; Jenna Hornstock, LA Metro

2-9 No Place Like Home

INNOVATE - Housing Development

Intermediate; Room #204

In July 2016, Governor Jerry Brown signed legislation enacting the No Place Like Home (NPLH) program to dedicate \$2 billion in bond proceeds to build permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The California Department of Housing and Community Development (HCD) is administering the program and HCD staff will provide critical information regarding guidelines and implementation to help attendees understand this new program and how their supportive housing developments may qualify and benefit.

Moderator: Diep Do, California Housing Partnership

Panelists: HCD staff: Monique Pierre, Christina DiFrancesco, Stephanie Tran-Houangvilay

2-10 CDLAC/TCAC Update and Listening Session

INVEST - Housing Finance

Beginner, Intermediate, Advanced; Room #202

Hear updates on California Debt Limit Allocation Committee and Tax Credit Allocation Committee trends and initiatives, including the coming joint application for projects using tax-exempt bonds and 4% tax credits. Provide feedback to CDLAC and TCAC on administrative or regulatory changes that would improve the programs.

Moderator: Mark Stivers, California Tax Credit Allocation Committee

Panelist: Laura Whitall-Scherfee, California Debt Limit Allocation Committee

2-11 The First "P" is for Protection: Organizing for Tenant Protections in California

UNITE - Community Organizing and Action

Beginner, Intermediate, Advanced; Room #103

Moderator: Aaliyah Muhammad, All of Us or None of Us

Panelists: Aimee Inglis, Tenants Together; Dawn Phillips, Causa Justa/Just Cause

2-12 Do Your Housing Development Policies Promote Meaningful Accessibility for People with Disabilities?

CONNECT - Property Management and Services

Intermediate; Room #101-102

This panel will demonstrate how to navigate federal and state laws requiring that affordable housing policies promote full access for people with disabilities. As a case study, they will cover comprehensive fair housing policies the City of Los Angeles and the disability community created for use by all City-funded developers. Discussions between panelists and attendees will focus on effective outreach, lease-up, operations, and proactively engaging with people with disabilities. Attendees will leave with model fair housing policies to apply in their local jurisdictions and developments.

Moderator: Natasha Reyes, Disability Rights California

Panelists: Dara Schur, Disability Rights California; Scott Chang, Housing Rights Center; Lilibeth Navarro, Communities Actively Living Independent and Free

2-13 Moving Beyond the Standard: Inspiring Ecologically and Socially Progressive Communities

PARTNER - Multi-Sector Solutions

Beginner; Room #304

The affordable development community is in a unique position to have a radical impact on creating healthy and ecologically sustainable communities. This workshop will bring together innovative individuals who have implemented a variety of programs that address and promote environmental sustainability including bike programs, community garden programs, car-free living, and eco-friendly daily living.

Moderator: Michael Santero, First Community Housing

Panelists: Monica Nanez, First Community Housing; Raul Lozano, Valle Verde; Sarak Skinker, Tenderloin Neighborhood Development Corporation; Ann Cheng, Transform

2-14 The Role of Housing in Supporting Mental Health, Well-Being and Economic Opportunity

PARTNER - Multi-Sector Solutions

Intermediate; Room #205

Discussions of the health and housing intersection often focus on physical health; however, life chances and choices are affected by both physical AND mental health. This session will explore ways that housing and neighborhoods of opportunity can support mental health and well-being. A multi-sector panel of experts will share their perspectives on the relationship between housing and mental health; attendees will then be engaged in small group discussions to explore housing- and neighborhood-related solutions that support mental health, well-being, and economic opportunity over the life-course.

Moderator: Saneta deVuono-powell, ChangeLab Solutions

Panelists: Anne Griffith, Enterprise Community Partners; Naomi Cytron, Federal Reserve Bank of San Francisco; Jenn Fleming, Mercy Housing

Session III

Friday, March 9, 2018, 9:00 AM – 10:30 AM

3-1 40 Years is Enough: Time to Reform Proposition 13

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #317-318

Proposition 13 was enacted in 1978 to protect California homeowners from inflation-driven property tax hikes. Forty years later, many Californians aren't aware those protections are allowing commercial property owners off the hook for more than \$11 BILLION per year. Housing California is a member of Make it Fair, a statewide community and labor coalition promoting a long-awaited 2018 ballot measure to reform commercial assessments. Learn about this movement and how YOU can play a critical role in ensuring new revenues turn into affordable homes.

Moderator: Elissa Dennis, Community Economics

Panelists: Veronica Carrizales, California Calls; Scott Graves, California Budget and Policy Center; Jennifer Ito, University of Southern California

3-2 New Opportunities: The Housing Package, What is Included and What it Means for Advocacy

TRANSFORM - Policy and Advocacy

Beginner; Room #202

Although new funding bills received most of the attention, the 2017 Legislative Housing Package included a number of significant new changes to planning and land use requirements that will also help increase production of affordable housing. Bills in the package changed the rules on inclusionary zoning, Housing Element Law, Anti-NIMBY Law, and the No Net Loss Zoning Law, and enhanced state enforcement of many of these laws. Come hear the details of these changes and understand their impact for local governments, advocates, and affordable developers.

Moderator: Valerie Feldman, Public Interest Law Project

Panelists: Brian Augusta, California Rural Legal Assistance Foundation; Anya Lawler, Western Center on Law & Poverty; Ashley Werner, Leadership Counsel for Justice & Accountability; Suzanne Brown, LegalAid Foundation of LA

3-3 Building Successful Collaborations to Reduce Homelessness in Your Community

SUPPORT - Ending Homelessness

Intermediate; Room #319

Significant strides to end homelessness are best achieved with a combination of critical partners working together in using a variety of approaches to house and serve people who are chronically homeless. This workshop explores best practices and some of the ways to structure the unit mix in affordable/supportive housing and the benefits and challenges to expect. Effective supportive services will also be highlighted that can contribute in helping individuals who have experienced homelessness maintain their housing, including the successful Housing for Health model used in Los Angeles County.

Moderator: Beth Southorn, LifeSTEPS

Panelists: Nicki Cometa, Affirmed Housing; Tim Soule, Meta Housing; Leepi Shimkhada, LA County Department of Health Services

3-4 Reaching Up: Supporting Homeless Youth in Higher Education

SUPPORT - Ending Homelessness

Beginner, Intermediate; Room #301

The majority of California's unaccompanied homeless youth (ages 18-24) believe higher education is a primary way to overcome housing instability. Yet, they face numerous barriers to college enrollment and completion. As research identifies that college students most likely to be homeless are parents, and those who were in foster care, what resources exist at higher education institutions to assist homeless students? How can they access federal financial aid? This informative workshop will present new research, highlight the latest legislation, spotlight a local university's approach, and honor voices of students with current and lived experiences of homelessness.

Moderator: Shahera Hyatt, California Homeless Youth Project

Panelists: Tim Galarneau, UC Santa Cruz; Simone Turek, John Burton Advocates for Youth; Martha Mar, Larkin Street Services for Youth; Eric Hubbard, Jovenes Inc.

3-5 Coordinated Entry: Lessons Learned from an Early Adopter County

SUPPORT – Ending Homelessness

Beginner; Room #104

Communities across the nation are developing Coordinated Engagement Systems to better assess and serve the needs of their homeless populations. Last year, Contra Costa County went live with its coordinated entry system and has already seen positive changes. This panel presentation will provide an overview of the CCC Coordinated Entry system, outline lessons learned in implementing the system, provide a client perspective of going through the system, and provide an interactive exercise for audience members to work through the housing placement decision process for themselves.

Moderator: Amanda Wehrman, Homebase;

Panelists: Jaime Jenett, Housing and Homeless Services Division Contra Costa Health Services; Michael Fischer, Contra Costa Adult Continuum of Support; Tanya Ford-Goins, Contra Costa Interfaith Housing; Benny Grays, Contra Costa Interfaith Housing; Michael Callanan, Contra Costa CORE Outreach

3-6 Promoting Aging in Place and Reducing Older Adult Homelessness Through Supportive Housing Partnerships with PACE

SUPPORT – Ending Homelessness

Intermediate; Room #203

Come get a detailed look at emerging supportive housing partnerships focused on promoting aging in place and/or reducing homelessness among older adults with chronic health conditions utilizing the PACE program (Program of all-Inclusive Care for the Elderly). PACE is a nationally recognized program which serves adults 55 and over who meet a nursing home level of care and who can be safely maintained in the community through the coordinated delivery of health and long-term supports and services. Learn whether these types of supportive housing partnerships could make a difference in your area and how to get the discussion started on forming them.

Moderator: Peter Hansel, CalPACE

Panelists: Linda Trowbridge, Center for Elders' Independence, Oakland; Cheryl Wilson, St. Paul's Seniors Services, SD; Simonne Ruff, Corporation for Supportive Housing, San Diego

3-7 Mixed-Use Development: Design, Financing and Leasing Strategies for Success

INNOVATE - Housing Development

Intermediate; Room #304

Built it and they will come? Not with mixed-use! Come learn about the challenges to and strategies for developing mixed-use developments from experts in design, financing, marketing and leasing.

Moderator: David Dologite, California Housing Partnership

Panelists: Caroline Souza, David Baker Architects; Carolyn Johnson, East Bay Asian Local Development Corporation

3-8 Latest Trends in Affordable Multifamily Lending: Exploring Options

INVEST - Housing Finance

Intermediate; Room #204

Despite continuing unpredictability in the broader economic and political environment, the affordable multifamily lending arena remains robust. A panel of lenders active in multifamily financing will discuss the environmental changes and the challenges and opportunities they present. Lenders will discuss the range of products and structures that are currently available. The discussion will include options for addressing the potential of rising interest rates. In addition, audience members will be encouraged to participate in a facilitated Q&A with panelists on range of topic areas, including current construction lending issues, unsubordinated local use restrictions, Section 8 leveraging, mixed-income structuring, and state requirements.

Moderator: Richard Mandel, California Housing Partnership

Panelists: Ari Beliak, Bank of America/Merrill Lynch; Cecile Chalifour, Chase; Lisa Gutierrez, U.S. Bank; Erich Leimbach, Wells Fargo; Jessica MacKenzie, Union Bank; Merle Malakoff, City Community Capital; Wade Norris, Norris George & Ostrow PLLC

3-9 Resyndications & Rehousing: New Relevance for Recapitalization

INVEST - Housing Finance

Beginner, Intermediate; Room #302-303

Resyndication can be more than just recapitalization and rehabilitation of housing that is already in the portfolio. Recruiting new gap financing can bring with it an exciting opportunity to house our most at-risk populations. Explore the financing tools of 4% and 9% resyndications and best practices for layering on new preferences, including Rapid Rehousing, Transition Age Youth, and Housing Opportunities for Persons with AIDS. Take away from this workshop an understanding of resyndication potential and new affordable housing preservation strategies.

Moderator: Laura Kobler, California Housing Partnership

Panelists: Kevin Leichner, Eden Housing; Consuelo Hernandez, Santa Clara County Office of Supportive Housing; Kyle B. Arndt, Bocarsly Emden Cowan Esmail & Arndt LLP

3-10 Documenting the Evidence of Affordable Housing's Impact: Move the Need from Heartwarming Stories to Hard-Hitting Facts

ENGAGE - Communications, Marketing and Measuring Progress

Beginner; Room #316

Developers are challenged to present evidence about the positive impacts of affordable housing. When competing for scarce public funding, community outreach requires pragmatic evidence and context about the benefits of housing to ensure that it becomes a priority for the community at large. Learn how you measure the impact of your own portfolio and present that data in a convincing format that will win you advocates across multiple disciplines and partners to build a groundswell of support for more housing as a solution to community issues.

Moderator: Natalie Reider, Jamboree

Panelists: Dr. Melissa MacDonald, LA County Office of Education; Jenny Hicks, Partnership for Children and Youth; Christine Weichert, Sacramento Housing Redevelopment Agency

3-11 New Kid on the Block: 9%/4% Hybrids (A Primer)

INVEST - Housing Finance

Intermediate; Room #103

New on the financing scene in California is the 9%/4% tax credit hybrid structure. Though complicated, we welcome this as a creative way to raise tax credit equity for projects in need of funding. The California Tax Credit Allocation Committee (CTCAC) is encouraging its use as a way to promote the development of large projects. Incentives include access to additional credits and tiebreaker advantages in the 9% competition. This workshop will function as a "primer" on the hybrid structure. Panelists will discuss financial structuring specifics in conjunction with CTCAC requirements. Case studies will also be shared.

Moderator: Meg McGraw-Scherer, California Housing Partnership

Panelists: Matt Grosz, Red Stone Equity Partners; Elizabeth Kuwada, Eden Housing; Mark Stivers and Anthony Zeto, California Tax Credit Allocation Committee

3-12 Building Equitable Communities: A Housing & Parks Collaboration

PARTNER - Multi-Sector Solutions

Intermediate; Room #205

The challenges of "green gentrification" caused by often well-intended infrastructure investments require new policy and joint development strategies. Neighborhood improvements, such as bike lanes and urban greening, can bring improved public health and quality of life outcomes for residents, but can also contribute to gentrification, increased real estate speculation, and the unintended displacement of local residents. LAROSAH is exploring how through new partnerships and the proactive application of tools such as land trusts, inclusionary zoning, homeowner assistance, limited equity co-ops, and long-term ground leases, it can be viable to develop and preserve affordable housing in combination with public green space in a manner that does not result in the negative aspects of gentrification.

Moderator: Walker Wells, Global Green

Panelists: Robin Mark, The Trust for Public Land; Natalie Zapella, Enterprise Community Partners

3-13 Rural Shared Mobility: Funding and Implementing Transportation Amenities for Affordable Housing

PARTNER - Multi-Sector Solutions

Intermediate; Room #205

To a resident of rural affordable housing, transportation options are limited to either bearing the cost of an automobile, planning trips on dial-a-ride transit days in advance, or navigating sporadic fixed-route service. Our panel will discuss an exciting new pilot project in the San Joaquin Valley that deploys electric vehicles to provide

flexible shared mobility to residents; the results of local and national studies for similar projects; and describe state grants that are available to fund cutting edge mobility hubs to your development(s).

Moderator: Dante Sanson, San Joaquin Valley Air Pollution

Panelists: Dr. Caroline Rodier, Institute for Transportation Studies; Creighton Randall, Shared Use Mobility Center; Betsy McGovern-Garcia, Self-Help Enterprises; Sam McGregor, California Air Resources Board

Session IV

Friday, March 9, 2018, 10:45 AM – 12:15 PM

4-1 Small Town, Big City Problems: Exploring Gentrification, Displacement, Exclusion and Smart Growth in Rural California

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #104

As California's housing crisis continues, community members across income levels increasingly struggle to find sufficient affordable housing options. Although gentrification, displacement, and exclusion are often viewed as urban problems -- whether through changing demographics or the under development of coastal regions -- many of California's rural communities have found themselves facing these same challenges.

Moderator: Alicia Sebastian, CCRH

Panelists: Phoebe Seaton, Leadership Counsel for Justice and Accountability; Betsy McGovern, Self-Help Enterprises; Ilene Jacobs, California Rural Legal Assistance; Monica Palmeira, California Strategic Growth Council; Alfred Diaz-Infante, CHISPA

4-2 Hot Topics: Land Use and Finance

TRANSFORM - Policy and Advocacy

Beginner, Intermediate; Room #204

Interact directly with housing policy experts and get an inside look at the policy themes dominating the state in 2018. Glean insights from key staff who advise legislative leaders, hear the latest on land use and finance bills co-sponsored by Housing California and partners, and get all your questions answered from those working in the state Capitol.

Moderator: Tyrone Buckley, Housing California

Panelists: Brian Augusta, California Rural Legal Assistance Foundation; Anya Lawler, Western Center on Law & Poverty; Marina Wiant, California Housing Consortium

4-3 SMACKDOWN! THE OWNER AND CONTRACTOR NEGOTIATE THE CONSTRUCTION CONTRACT

INNOVATE - Housing Development

Advanced; Room #319

Do construction contracts matter? It's just a standard form with boiler-plate stuff, and all we need to think about is the contract sum and the schedule, right? Unfortunately, a construction contract is loaded with provisions that could potentially lead to shocking results. This "no-holds-barred" panel will discuss the most significant provisions from both the owner and contractor perspective, and will highlight some hidden risk allocation provisions and other clauses that appear harmless, but, in fact, fundamentally alter the owner's expectations.

Let's Get Ready to Rumble!

Moderator: William DiCamillo, Goldfarb & Lipman LLP

Panelists: Isabel Brown, Goldfarb & Lipman LLP; Justin Dove, Arthur J. Gallagher & Co.; Jamie Hiteshaw, BRIDGE; Donny Lieberman, Sunseri Construction, Inc.

4-4 Using Political Storytelling to Build Political Will

UNITE - Community Organizing and Action

Beginner; Room #317-318

The workshop will focus on personal storytelling as a tool to build community buy-in and political will. Panelists will discuss emerging best practices in supporting individuals with lived experience to participate in advocacy efforts and major campaigns in both California and locally, and discuss benefits to campaigns, as well as to individual tenants participating. Finally, panelists will engage the audience in a dialogue about change and ways to incorporate advocacy activities across systems to achieve maximum impact.

Moderator: Sharon Rapport, Corporation for Supportive Housing

Panelists: Ann English, Corporation for Supportive Housing; Gloria Bruce, East Bay Housing Organizations; Laura Estrada CSH Speak Up!

4-5 Keep the Lights On: Redefining Resilient Homes and Communities

PARTNER - Multi-Sector Solutions

Beginner, Intermediate, Advanced; Room #101-102

As Californians rebuild after wildfires and prepare for another summer of extreme heat waves, how we define resilient housing becomes crucial. With the passage of AB 398, a portion of cap-and-trade revenue must be spent on “climate adaptation and resiliency.” Hear how multi-sector coalitions are coming together to develop and advocate for a community-based vision of resiliency that is centered not only on surviving disasters but also on energy independence, community revitalization and economic resiliency to empower all Californians and communities to thrive.

Moderator: Stephanie Wang, California Housing Partnership

Panelists: Shamir Chauhan, GRID Alternatives; Ameer Raval, Asian Pacific Environmental Network; Chuck Mills, California ReLeaf; Jordyn Bishop, The Greenlining Institute

4-6 Matchmaking for Developers and Continuums of Care

SUPPORT - Ending Homelessness

Intermediate; Room #302-303

Learn how a HUD Continuum of Care (CoC) makes funding decisions, how to tap into CoC resources to complement your supply of mainstream affordable housing, and what your local CoC needs from you to be successful in rolling back the rate of homelessness. Session will conclude with three speed-dating rounds to help match mainstream providers with local CoC partners who want to collaborate on new project designs.

Moderator: Gillian Morshedi, HomeBase

Panelists: Misty Gattie-Blanco, Fresno Economic Opportunities Commission; Chris Hess, Satellite Affordable Housing Associates; Kathy A. Robinson, Charities Housing

4-7 Site Development: Don't Lose Your Shirt in the Dirt!

INNOVATE - Housing Development

Beginner, Intermediate, Advanced; Room #103

"Dirt" and site work is an art and a science. It is complex, takes appropriate due diligence and integration into the process from Day 1 of predevelopment; otherwise, you risk “losing your shirt in dirt” during construction. The panel of experts will demystify site development and provide important tips for site planning.

Moderator: John Ahlswede, Sun Country Builders

Panelists: Jeff Chaney, Advanced Geotechnical Solutions; David Mogavero, Mogavero Architects; Michael D. Schweitzer, SWS Engineering, Inc.

4-8 Rapid Re-Housing Models that Work: Experiences from Silicon Valley

SUPPORT - Ending Homelessness

Beginner; Room #304

Silicon Valley has one of the most expensive housing markets in the country and a high number of people experiencing homelessness. This workshop will provide an overview to one of many solutions -- rapid re-housing, with a focus on learned experience in Sunnyvale and San Jose. Panelists will explain how individuals and families are assigned to rapid re-housing using the Vulnerability Index - Service Prioritization Decision Assistance Tool, and a resident will provide insight on going through a rapid re-housing program.

Moderator: Michael Santero, First Community Housing

Panelists: Kelly Hemphill, City of San Jose; Jessica Orozco, County of Santa Clara; Marie Bernard, Sunnyvale Community Services

4-9 It's Time for Bold Regional Housing Solutions: Lessons Near and Far

TRANSFORM - Policy and Advocacy

Beginner, Intermediate; Room #202

With the consolidation of the Metropolitan Transportation Commission and Association of Bay Area Governments, the Bay Area has an opportunity to set an ambitious regional housing agenda to achieve equity and sustainability outcomes. The Non-Profit Housing Association of Northern California and Enterprise Community Partners have recently released reports making the case for creating regional housing infrastructure that expands regional housing capacities and authority. This panel will explore a dedicated regional source for affordable housing funding, redevelopment capacities, and land assembly strategies including case studies from around the country using these models.

Moderator: Elizabeth Wampler, The San Francisco Foundation

Panelists: Geeta Rao, Enterprise Community Partners; Pedro Galvao, Non-Profit Housing Association of Northern California; Kate Hartley, San Francisco Mayor's Office of Housing; Anne Haynes, MassDevelopment

4-10 Syndicating Existing Affordable Housing: Tips, tricks and Traps

INVEST - Finance

Intermediate; Room #316

Every project in your portfolio will likely need to be recapitalized sooner or later. In what can be a more complex and technical endeavor than syndicating a new construction project, how do you begin? Resyndication projects are so different from one another that it's almost impossible to just replicate what you did on the last deal.

Part high-level training and part interactive Q&A, this workshop can help you understand the big issues and take concrete and strategic steps with your portfolio.

Moderator: Kevin Knudtson, Community Economics, Inc.

Panelists: Marianne Lim, Burbank Housing; Merle Malakoff, Citi Community Capital; Lisa Castillo, Merritt Community Capital

4-11 School's Out, Kids at Home: Keeping Kids Healthy, Engaged, and on the Path to Success

PARTNER - Multi-Sector Solutions

Beginner, Intermediate, Advanced; Room #205

The out-of-school hours present a crucial time to ensure children and youth stay healthy, engaged in their community and on track academically. Affordable housing communities are uniquely positioned to provide the support kids need to thrive in school and succeed in life. This session will present opportunities to initiate or strengthen high quality out-of-school time programs, highlight innovative collaborations, and identify

opportunities to leverage existing resources and community partners to provide free healthy meals to kids, support literacy and learning, engage locally elected leaders and strengthen the community.

Moderator: Hang Mosier, Satellite Affordable Housing Associates

Panelists: Patrice Chamberlain, California Summer Meal Coalition at the Institute for Local Government; Alicia Maldonado, Campaign for Grade Level Reading; Jenny Hicks, Partnership for Children and Youth

4-12 The Nuts and Bolts of Growing NOI in Today's Changing Affordable Communities

CONNECT Prop Management and Services

Intermediate; Room #203

Affordable housing owners receive unique subsidies which comes with multiple regulatory agreements that put constraints on net operating income growth. Over the long term, consistent rising expenses can threaten the razor-thin cash flow margins and force the owner to have to subsidize overhead in-order to meet its responsibilities. Our panel will discuss multiple types of affordable housing deals, and share revenue, expense strategies and best practices, which assist in maximizing net operating income while maintaining the overall mission of providing the best affordable housing.

Moderator: Michael Snowdon, Highridge Costa Housing Partners

Panelists: Kevin Grani, WINN Companies; Beth Southorn, Life Steps; Justin Walker, Rainbow Housing Assistance Corporation; Nick Alicastro, Western National Group

4-13 Local Density Bonuses for More Affordable Homes: A Tale of Three Cities

INNOVATE: Housing Development

Intermediate; Room #301

Learn how San Diego, Santa Rosa and San Francisco - cities with varying sizes, urban contexts and political climates - are harnessing the power of the density bonus to incentivize production of affordable homes. Topics covered include: public outreach and political strategies, resolving urban design and density concerns, and lessons learned from early implementation. Moderated by Brian Augusta, an advocate of the density bonus bills passed in the California legislature this past year.

Moderator: Brian Augusta, Housing Advocates

Panelists: Paolo Ikezoe, San Francisco Planning Department; Colin Parent, City of La Mesa

4-14 Rent Setting: Tools and Best Practices

INVEST - Housing Finance

Intermediate; Room #201

For owners of affordable housing who are trying to provide the best possible housing at the greatest possible affordability, rent setting is a difficult and thorny topic. How does an organization find the sweet spot that provides enough income for the building but doesn't overburden residents? This workshop will explore rent setting in several ways, and present tools and best practices.

Moderator: Kayne Doumani, Chinatown Community Development Corporation

Panelists: Kyle Attenhofer, MidPen Housing; Jo-Anne Cohen, Los Angeles Family Housing

Session V

Friday, March 9, 2018, 1:45 PM – 3:15 PM

5-1 Opportunity Knocking: A Discussion on Housing Location

TRANSFORM - Policy and Advocacy

Beginner, Intermediate, Advanced; Room #302-303

Where should we locate affordable homes to maximize residents' opportunities for success? The U.S. has a long history of laws and actions that have segregated populations by income and race. To remedy that problem, should we prioritize development that moves low income people of color to wealthier neighborhoods? How do we overcome obstacles to building there? Are we further neglecting neighborhoods and residents left behind? How does "opportunity" differ in rural and urban areas? Participate in a discussion with residents, developers, fair housing advocates.

Moderator: Elissa Dennis, Community Economics

Panelist: Fernando Gayton, LAFLA; Tom Collishaw, Self-Help Enterprises; Lavearn London, Residents United Network; Thomas Wright, Residents United Network

5-2 Rent Control One Year Later: Featuring Alameda, Mountain View and Richmond

TRANSFORM - Policy and Advocacy

Beginner; Room #204

Hear from the 3 local jurisdictions that enacted rent control in 2016 on how they implemented their programs, the challenges they faced, and the work yet to be done.

Moderator: Lauren Maddock, Mercy Housing

Panelists: Paige Roosa, Richmond Rent Program; Anky van Deursen, Mountain View Rent Program; Suzanne Warner, Housing Authority of the City of Alameda; Nicholas Traylor, Richmond Rental Program

5-3 Fighting Gentrification & Displacement with Housing Acquisition

TRANSFORM - Policy and Advocacy

Intermediate; Room #101-102

As gentrification pressures continue to increase in low income communities, our affordable housing strategies need to diversify. Acquisition of existing rental housing and conversion to permanent nonprofit ownership is an effective stabilization strategy, particularly in "hot market" urban neighborhoods where much of the housing stock is small-scale buildings at high risk of speculation and tenant evictions. Hear about lessons learned from a panel of practitioners working on the ground with acq/rehab programs and discuss scalable opportunities ahead.

Moderator: Peter Cohen, SF Council of Community Housing Organizations

Panelists: Karoleen Feng, Mission Economic Development Agency; Deven Richardson, San Francisco Housing Development Corp; Preston Lam, Chinatown Community Development Center; Ruby Harris, SF Mayor's Office of Housing & Community Development; Hemli Hisserich, City of Los Angeles Housing + Community Investment Department

5-4 The "New" Assessment of Fair Housing

TRANSFORM - Policy and Advocacy

Beginner; Room #203

In this workshop, you will hear from advocate, consultant, and public agency panelists about how to garner robust community participation and work across agencies while completing an Assessment of Fair Housing (AFH). HUD recently promulgated rules dramatically altering the process for jurisdictions evaluating patterns of segregation and necessitating the development of comprehensive goals to affirmatively further fair housing for protected classes. These rules have resulted in a new AFH procedure that requires meaningful community engagement and close cooperation among regional entitlement jurisdictions and housing authorities

Moderator: David Zisser, Public Advocates

Panelists: Lindsay Haddix, County of San Mateo Department of Housing; Claudia Monterrosa, Los Angeles Housing + Community Investment Department; Jen Garner, BBC Research & Consulting; Shirley Gibson, Legal Aid Society of San Mateo County

5-5 Getting to Scale: System Approach to Transforming Supportive Housing Production in Los Angeles

SUPPORT – Ending Homelessness

Beginner, Intermediate, Advanced; Room #319

Los Angeles is at a historic moment with an unprecedented level of resources for the development, operations, and services necessary to support the production of supportive housing at the scale necessary to end homelessness throughout the County. Leaders from the City and County will speak to how these resources were achieved, what relationships were created, challenges overcome, how these investments will contribute to a comprehensive and coordinated approach, and the tools necessary to create an efficient and effective system that will maximize housing opportunities for the most vulnerable Angelenos.

Moderator: David Howden, Corporation for Supportive Housing

Panelists: Sean Spear, Los Angeles Housing + Community Investment Department; Maria Funk, Los Angeles County Department of Mental Health; Cheri Todoroff, Housing for Health, Los Angeles County Department of Health Services; Carlos Van Natter, Housing Authority of the City of Los Angeles

5-6 Density Building Systems & Renovation Costs

INNOVATE - Housing Development

Intermediate; Room #317-318

The panel will look at various characteristics of a portfolio, in distinct geographies, and summarize an evaluation of the portfolio in relation to renovation costs at recapitalization/re-syndication and how various design and density issues impact the cost of maintaining and renovating a portfolio.

By summarizing these key aspects of renovations, the panel will share lessons learned and possible outlines for building standards which may influence design decisions on new developments so that they enter the portfolios based on long term efficiency.

Moderator: Mary Dorst, Resources for Community Development

Panelist: Michael Santero, First Community Housing; Rich Williams, Van Meter Williams and Pollack;

5-7 Trauma-Informed

UNITE - Community Organizing and Action

Beginner, Intermediate, Advanced; Room #301

Moderator: Sue Dichter, NCPHS

Panelists:

5-8 We All Said Enough - Inclusive Tools for Communities to Tackle Domestic Violence, Harassment

ENGAGE – Communications and Marketing

Beginner, Intermediate, Advanced; Room #103

Moderators: Nur Kausar, Housing California

Panelists: Samantha Corbin and Alicia Lewis, We Said Enough

5-9 No Place like Home Funds - A County Focus

SUPPORT - Ending Homelessness

Intermediate; Room #316

The No Place Like Home (NPLH) program is slated to provide \$2 billion for permanent supportive housing for individuals living with a serious mental illness who are homeless, chronically homeless, or at-risk of chronic homelessness. Counties are the eligible applicants, either with or without a housing development sponsor, and counties must commit to provide mental health services. The workshop will provide insight into how the program compares with its predecessor, the Mental Health Services Act (MHSA), and will provide an opportunity for counties and developers to begin the process of understanding perspectives and process for building future successful partnerships on NPLH projects.

Moderator: Diana Downton, Community Economics

Panelists: Sharon Rapport, Corporation for Supportive Housing; Robert Ratner, Alameda County Behavioral Health Care Services; David Estrella, County of San Diego Health and Human Services; Olivia King, Resources for Community Development

5-10 Staying at Home: The Role of Aging in Community for Creating a Safe, Healthy and Active Environment for Vulnerable Older Adults

PARTNER- Multi-Sector Solutions

Beginner, Intermediate; Room #104

This workshop will provide an overview of the challenges facing the 90% of older adults who want to age in their dwelling. The panel will discuss integrative strategies and resources for Aging in Community that combine housing upgrades that are safe, activity of daily life (ADL) plans that lead to improved health and community engagement strategies. We will share innovative Aging in Community practice in California and elsewhere and resources available for housing developers. The goal of Aging in Community is to enable older adults to have a good quality of life and avoid/delay people being institutionalized.

Moderator: Bob Zdenek, NCRC and Public Health Institute

Panelists: John Fowler, People's Self Help Housing; Charisse Fong, East Bay Asian Local Development Corporation; Dan Soliman, AARP Foundation

5-11 Residents are the Best Advocates - Empowering Residents of Affordable Housing to take Civic Action

UNITE - Community Organizing and Action

Beginner, Intermediate, Advanced; Room #205

Learning from the 2017 legislative victories and resident involvement in those victories, the workshop will highlight how critical resident organizing is to ensuring success at the ballot box and in the Capitol in 2018 and beyond. Panelists will discuss why regional organizations, developers, organizers, and advocates must work with residents of affordable communities to build a strong affordable housing movement in California.

Moderator: Constance Slider-Pierre, Housing California

Panelists: Alan Greenlee, Southern California Association of Non-Profit Housing; Dora Gallo, A Community of Friends; Miriam Rodriguez, San Diego Unified School District; Theresa Winkler, Residents United Network

5-12 Opportunity for All: A Collaborative Approach

PARTNER- Multi-Sector Solutions

Beginner, Intermediate; Room #304

To create opportunity for all, community advocates must understand how a neighborhood's residents are shaped by their surroundings. This session will focus on ways to think about opportunity and place, including how to transform communities. Panelists will also discuss Opportunity360, a free, online platform for addressing community challenges and for advancing work in areas such as neighborhood planning, multi-benefit projects, and grant writing. Using Opportunity360-generated reports for two Sacramento neighborhoods, audience members will work in groups to understand those areas and to recommend future actions.

Moderator: Tiffany Manuel, Enterprise Community Partners

Panelists: Natalie Zappella, Enterprise Community Partners; Sissy Trinh, Southeast Asian Community Alliance

5-13 Leveraging Volunteers to Strengthen Community and Achieve Outcomes in Affordable Housing

CONNECT - Property Management and Services

Beginner, Intermediate, Advanced; Room #201

Come learn about different models for utilizing volunteers in asset building and financial education programming for residents in affordable housing. Eden Housing has implemented a financial coaching program, whereby volunteers are trained to work individually with residents to set and achieve financial goals. SAHA has collaborated with financial institutions and leveraged corporate volunteers to lead financial education workshops. EBALDC recruits up to 200 volunteers each year who are trained to prepare taxes for their residents and low-income members of the community. We will discuss best practices in program implementation of financial coaching programs, financial education workshops, and VITA program management. We will also compare challenges and our successes in volunteer recruitment, achieving resident outcomes, corporate volunteer engagement, and strategic partnerships.

Moderator: Anna Gwyn Simpson, Eden Housing

Panelists: Leah Cerri, Eden Housing; Meg Heisler, East Bay Asian Development Corporation; Beth Limberg and Sarah Marsh, Contra Costa Interfaith Housing