



## 2019 Annual Conference Institutes and Workshops (Subject to change)

**Note: The Program you receive at the Annual Conference will NOT list Institute and Workshop descriptions. Feel free to use this as a guide, or download our app in your phone or tablet's app store. Search "Housing California Conference."**

### Institutes

**Monday, April 15** (Note: Housing California Lobby Day is at the same time. You may only register for Institutes or Lobby Day, but not both)

#### **Institute-1 Framing and Messaging for Affordable Housing: A Training for Advocates and Communicators**

*\*Pushing the Field*

*Beginner, Intermediate, Advanced; Room # 317-318*

FrameWorks Institute training is for conference participants at all levels and industries to dive into the evidence-based messaging research around affordable housing and homelessness, and learn how to use it properly -- with examples, easy takeaways, and best practices. FrameWorks Institute is a national organization that designs, conducts, and publishes multi-method, multi-disciplinary communications research to empirically identify the most effective ways of reframing social and scientific topics. They offer strategic guidance and a variety of professional learning opportunities for advocates, scientists, policymakers, and nonprofit leaders. Through this applied communications research and knowledge translation process, FrameWorks will prepare you to expand your constituency base, to build public will, and to further public understanding of affordable housing and homelessness issues. This training will be an in-depth educational introduction that will coincide with an April 16 keynote address by FrameWorks CEO Dr. Nat Kendall-Taylor and The Case Made CEO Dr. Tiffany Manuel.

**Trainer:** Moira O'Neil, Ph.D., Director of Research Interpretation and Application, FrameWorks Institute

#### **Institute-2 Everything You Wanted to Know about Bonds but Were Afraid to Ask**

*Beginner; Room # 319*

Tax-exempt bond financing is a tool commonly used by affordable home developers. The purpose of this Institute is to introduce the basics of a complex finance tool with its own requirements and players. The institute will teach basic and technical requirements, the "who" and "why" of the multitude of players, the process of obtaining a bond allocation, credit enhancements and the cost of issuance. *Please bring a calculator.*

**Moderator:** Benjamin M. Barker, Financial Advisor, California Municipal Finance Authority

**Panelists:** Greg Chin, Senior Housing Finance Consultant, California Housing Partnership; Paul J. Thimmig, Partner, Quint & Thimmig LLP

**Institute-3      Successful Planning, Financing, and Closing: The Nuts and Bolts of an Affordable Housing Deal**

*Beginner; Room # 302-303*

Affordable housing development and financing is complex, requiring navigation of the local jurisdiction planning process and then juggling the documentation of financing. This Institute will look at all stages of development, from the entitlement process through to financing and closing. Attendees will learn practical strategies to navigate the entitlement process, including how to leverage state laws to support project approval; gain an understanding of loan documents including negotiating strategies; learn about title issues typical to housing projects; and how to close the deal.

**Moderator:** Isabel Brown, Partner, Goldfarb & Lipman LLP

**Panelists:** Eric Phillips, Attorney, and Elizabeth Klueck, Attorney, Goldfarb & Lipman LLP

**Institute-4      A Deep Dive into the Affordable Housing and Sustainable Communities Program**

*Beginner; Room # 304*

This Institute will provide comprehensive coverage of the Affordable Housing and Sustainable Communities Program (AHSC). Expert panelists will cover competitiveness, application strategy, non-housing scoping, greenhouse gas emission scoring, and application development and materials. Participants will leave with an understanding of how to assess potential sites, develop crucial cross-sector partnerships, and develop winning AHSC applications. The audience will be engaged through small break out groups, group exercises, and a question and answer process.

**Panelists:** Nicole Norori, Senior Housing Finance Consultant, California Housing Partnership; Sally Greenspan, Senior Program Director-Statewide AHSC Technical Assistance, Enterprise Community Partners; David Dologite, Senior Housing Finance Consultant and Policy Counsel, California Housing Partnership; Chad Rathmann, Walking/Biking Funding Analyst, SF Municipal Transportation Agency

**Institute-5      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, Director-Sacramento Region, California Housing Partnership

**Panelists:** Gina Ferguson, Chief-Development, California Tax Credit Allocation Committee; Sherin Bennett, Senior Housing Finance Consultant, California Housing Partnership

**Institute-6      Getting the Investor Out of Your Tax Credit Development**

*Beginner; Room # 301*

This Institute will familiarize nonprofit affordable home developers and owners, asset managers, board members, public agency and regulatory staff, and lenders with issues surrounding buyout of investors in tax credit projects. We will detail the rights of the sponsor and investor at the buyout focusing on the strategies that can be used to minimize the cost and headache associated with the investor exit. The session will explain the basis for the sponsor and investor rights and best practices that can be incorporated up front.

**Moderator:** Joel Rubenzahl, Executive Director Emeritus, Community Economics, Inc.

## **Workshops**

### **Session 1: Tuesday, April 16, 9 am to 10:30 am**

#### **1-1 Creating Successful Homes for Veterans with VHHP and VASH**

*Affordable Housing Development*

*Intermediate; Room # 103*

More affordable housing is being targeted to veterans than ever before. With four funding rounds under its belt, the Veterans Housing and Homelessness Prevention Program has over \$250 million and several more rounds remaining. Hear how developers are integrating VHHP and VASH vouchers into already complex financing schemes to create vets-specific developments – and integrating veterans into mixed-population housing. Panelists will discuss financing challenges, including project-basing VASH vouchers and ensuring sufficient operating and services subsidies. Projects in operation will highlight strategies for addressing vets' unique needs.

**Moderator:** Zohreh Khodabandelu, Community Economics, Inc.

**Panelists:** Carrie Lutjens, Project Manager, Satellite Affordable Housing Associates; John Nunn, Program Manager, CA Department of Housing and Community Development; Michael Walsh, Deputy Director, County of Riverside Economic Development Agency

#### **1-2 Hot Topics: Land Use and Finance**

*Policy Solutions*

*Beginner, Intermediate; Room # 104*

Interact directly with housing policy experts and get an inside look at the policy themes dominating the state in 2019. 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 Capitol.

**Moderator:** Tyrone Buckley, Policy Director, Housing California

**Panelists:** Brian Augusta, Legislative Advocate, California Rural Legal Assistance Foundation; Anya Lawler, Policy Advocate, Western Center on Law & Poverty; Marina Wiant, VP of Government Affairs, California Housing Consortium; Michelle Pariset, Policy Advocate, Public Advocates

#### **1-3 Understanding the O-Zone – Potential Opportunity Zone Benefits and Threats**

*Affordable Housing Finance and Asset Management*

*Beginner; Room # 202*

The 2017 Tax Cuts and Jobs Act created Opportunity Zones (OZ), tax incentives to encourage private investment toward low-income communities. This workshop will describe the current OZ landscape at the federal and local levels, and the types of projects that could utilize this resource. Panelists will also address concerns that investment could further drive gentrification and dislocation of neighborhood residents and businesses, and we will look at mechanisms to ensure this potential flood of investment is directed toward confirmed community needs.

**Moderator:** Diana Downton, Community Economics, Inc.

**Panelists:** Kevin Wilson, CPA, Novogradac & Company LLP; Josh Simon, Executive Director, East Bay Asian Local Development Corporation; Sarah Brundage, Enterprise Community Partners

#### **1-4 Do You Need to Change the Narrative about Your Cause?**

*Advocacy, Communications, and Community Organizing*

*Beginner; Room # 203*

Cultural narratives are common ideas about people and society that shape our perceptions of the way things are and our preferences for the way things should be. Many change makers struggle to overcome negative narratives that dominate public conversation and policy debates. But you can turn the tables—by learning to disrupt negative narratives and drive new ones. This session will introduce a systematic approach to driving narrative change. We'll share tools and research from American Aspirations, a project of Ford Foundation and Hattaway Communications.

**Trainer:** Doug Hattaway, Hattaway Communications

### **1-5 LIHTC Life Cycles: Creating a Portfolio Ladder from Year 1 to Re-syndication**

*Affordable Housing Finance and Asset Management*

*Beginner; Room # 204*

Portfolio Management requires a 10,000-foot view concurrent with tracking the details. Hear about strategies to create a LIHTC Portfolio Ladder starting in Y1 through Y15 and into Re-syndication. Attendees will learn how to assess projects quickly for syndication potential with the aim to prepare for the Y15 investor exit. Local Housing Agency oversight and participation will be encouraged as part of the discussion on bringing ideas to the table for restructures that benefit the asset and the community.

**Moderator:** Lauren Maddock, Senior Housing Finance Consultant, California Housing Partnership

**Panelists:** Marianne Lim, Director of Housing Development, Burbank Housing; Marc Welk, Associate Director of Housing Finance, Community HousingWorks; Victoria Johnson, Program Manager, Sacramento Housing and Redevelopment Agency

### **1-6 Nuisance Ordinances and Crime-Free Housing: How These Policies Threaten Housing Security**

*Property Management and Resident Services; Policy Solutions; Affordable Housing Development*

*\*Pushing the Field*

*Beginner; Room # 205*

Nuisance ordinances and crime-free housing policies may be adopted to address problems such as excessive noise or criminal activity. However, research and litigation have revealed that these policies can jeopardize housing security for domestic violence survivors, persons with disabilities, and others classified as engaging in "nuisance" conduct. This workshop will outline what these policies are, who they harm, and what legal protections exist for both tenants and landlords (including the recently passed AB 2413).

**Moderator:** Renee Williams, Staff Attorney, National Housing Law Project

**Panelists:** Arianna Cook-Thajudeen, Legal Fellow, National Housing Law Project; Taylor Campion, Housing and Employment Justice Attorney, Family Violence Appellate Project; Adrienna Wong, Staff Attorney, ACLU Foundation of Southern California

### **1-7 The \$500 Million Difference: Preliminary Impacts of the Homeless Emergency Aid Program**

*Ending Homelessness in the Field*

*Beginner; Room # 302-303*

Although the Homeless Emergency Aid Program (HEAP) was only passed in June 2018, HEAP funds have already begun to make a real difference in how communities throughout California are addressing homelessness. Learn about the preliminary effects of this program, including the innovative strategies and partnerships that are moving the needle on homelessness solutions.

**Moderator:** Lahela Mattox, Local Government Liaison and Acting HEAP Grant Manager, Homeless Coordinating and Financing Council

**Panelists:** Lara Tannenbaum, MSW, Manager of Community Housing Services, City of Oakland; Alex Visotzky, Legislative Affairs Manager, Los Angeles Homeless Services Authority; Hafsa Kaka, Homeless

Services Manager, City of Santa Ana; Shannon Parker, Homeless Services Officer, City of Long Beach; Elsa Ramos, Multi-Service Center Coordinator, City of Long Beach

### **1-8 Walking the Walk: Beyond Just Talking about Housing, Health, and Equity**

*Multi-Sector Solutions*

*Intermediate; Room # 316*

The verdict has long been in. No one is debating the connection between housing, health, and equity. In the face of a major housing crisis, growing health disparities, and vast inequities across our communities, why aren't we seeing a tidal wave of cross-sector collaboration addressing these challenges? In this session we will explore the barriers, discuss areas of conflict, and learn from the experience in the room to identify strategies we can take home to strengthen cross-sector relationships in our communities.

**Moderator:** Brandon Kitagawa, Senior Policy Associate, Regional Asthma Management and Prevention

**Panelists:** Ashley Brand, Director of Community Health and Outreach, Dignity Health Care; Dr. Joshua Bamberger, Director of Health and Housing Initiatives, Non-Profit Housing of Northern California; Aimee Inglis, Associate Director, Tenants Together; Lianne Dillon, Deputy Program Director, Health in All Policies Task Force, Strategic Growth Council; Ashley Werner, Senior Attorney, Leadership Counsel for Justice & Accountability

### **1-9 Leading from the Center: Making Inclusion a Reality**

*Diversity, Equity, and Inclusion*

*\*Pushing the Field*

*Advanced; Room # 317-318*

As affordable housing providers, equity is at the heart of our missions/values, but that doesn't mean we automatically know how to address bias in a meeting, or post job descriptions that will bring culturally competent, qualified candidates into our organizations. Comprised of directors and staff, this panel presents learnings from Eden Housing as well as from Resources for Community Development (RCD)'s Inclusion Inventory, a YWCA-guided six-month review of the organization's policies and practices through a lens of racial and gender justice.

**Moderator:** Laura Eberly, Director of Social Change, YWCA of Marin

**Panelists:** Olivia King, Director of Resident Services, Resources for Community Development; Andy Madeira, Director of Real Estate Development, Eden Housing Inc.; Erika Holzhauer, Rural Development Specialist, Rural Community Assistance Corporation; Oshalla Marcus Cultural Arts Educator, YWCA

### **1-10 Hacking Housing Affordability: Innovations for Housing Equity**

*Affordable Housing Development*

*\*Pushing the Field*

*Intermediate; Room # 319*

The housing shortage and aftermath of the foreclosure crisis has shown a need for innovation in affordable housing and homeownership for low-income households. With the rise of FinTech and real estate startup companies, the tech industry is seeking to disrupt the mainstream housing market. This workshop will focus on the potential of tech startups to address the homeownership and asset gap, the equity implications of tech in the housing affordability space, and other innovative approaches in addressing California's housing inequity issues.

**Moderator:** Hayley Raetz, Turner Center for Housing Innovation

**Panelists:** Sonrisa Cooper, The Greenlining Institute; Stonly Baptiste, Urban Us; Catherine Bracy, TechEquity Collaborative; Alex Lofton, Landed

## **HCD Office Hours**

*Room # 201*

The California Department of Housing and Community Development is tasked with the development of program design, guidelines, and technical assistance resources for several affordable housing funding programs. 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 continue implementation of financial resources.

## **Session 2: Tuesday, April 16, 10:45 am to 12:15 pm**

### **2-1 Breaking Down Biases Affecting Rural California**

*Advocacy, Communications, and Community Organizing*

*\*Pushing the Field*

*Beginner; Room # 103*

More than 5 million Californians live in "rural" areas, which the US Census defines, somewhat frustratingly, simply and categorically as “outside urban areas.” This workshop seeks to engage in conversation that starts with rural realities, and then build up - identifying characteristics and nuances to these unique areas, rather than beginning with urban predilection. The expert panel will present field reports from rural environments of good (and bad) rural practice. Conversation with the audience will seek to build a rural coalition and a breadth of place-based and progressive work to build upon.

**Moderator:** Jack Forinash, Director of Finance and Creative Projects, Blue Sky Center

**Panelists:** Alicia Sebastian, Associate Director, California Coalition for Rural Housing; Danielle M. Mazzella, Preservation and Data Manager, California Housing Partnership; Ilene J. Jacobs, Director of Litigation, Advocacy and Training, California Rural Legal Assistance; Ann James, Program Officer - Research and Analytics, Enterprise Community Partners

### **2-2 Housing Solutions for an Aging Homeless Population**

*Affordable Housing Development*

*Intermediate; Room # 104*

The impacts of aging are exacerbated by the experience of homelessness or poverty, and yet many seniors with complex medical needs don't have access to Assisted Living or other long-term care options. Creative affordable housing developers can build partnerships to create these solutions using existing resources. Engineering the right intersection of housing, medical care, and supportive service opportunities, requires innovative partnerships. This development typology has unique funding challenges for ongoing services, and unique design requirements for a trauma-informed architectural response.

**Moderator:** Theresa Ballard, Pyatok Architects

**Panelists:** Carolyn Bookhart, Director of Development, Resources for Community Development; Tricia Tasto Levien, Supportive Housing Director, Wakeland Housing and Development Corporation

### **2-3 Federal Housing Funding Under a Split Congress**

*Policy Solutions*

*Beginner; Room # 202*

Participants will hear from DC-based housing experts on how federal affordable housing policy has been affected by the recent change in power in Congress. We will discuss the housing priorities and opportunities of Speaker Nancy Pelosi's House leadership team as well as the HUD and USDA housing budgets for FY 2019 and FY 2020. Attendees will have a chance to pose their own questions and topics. We will close by discussing advocacy priorities and opportunities for California.

**Moderator:** Matt Schwartz, President and CEO, California Housing Partnership

**Panelists:** Peter Lawrence, Director, Public Policy and Government Relations, Novogradac & Company LLP; Sarah Mickelson, Senior Public Policy Director, National Low Income Housing Coalition; Sarah Brundage, Senior Policy Director, Enterprise Community Partners

## **2-4 Taking Fair Housing Further: Implementing AFFH in California during the Trump Era**

*Diversity, Equity, and Inclusion; Policy Solutions*

*Intermediate; Room # 203*

In 2018, California passed Assembly Bill 686, which includes a legal obligation for public agencies, including local governments, to affirmatively further fair housing. The new law also requires that cities and counties update their Housing Elements to ensure issues such as segregation and displacement are considered by local communities, and that communities devise solutions to overcome long-standing vestiges of discrimination. This workshop will combine an overview of the new California law with collaboration among attendees and panelists on effective implementation strategies.

**Moderator:** Renee Williams, Staff Attorney, National Housing Law Project

**Panelists:** Sam Tepperman-Gelfant, Deputy Managing Attorney, Public Advocates; Anya Lawler, Policy Advocate, Western Center on Law & Poverty; Megan Kirkeby, Assistant Deputy Director of Fair Housing, CA Department of Housing and Community Development

## **2-5 Funding Housing with New Markets Tax Credits**

*Affordable Housing Finance and Asset Management*

*Beginner; Room # 204*

Yes, you can use the federal New Markets Tax Credit ("NMTC") Program to fund affordable housing, supportive housing, commercial developments and other community facilities. This workshop will explain how to use NMTC funds in your next development and provide case studies of NMTC-funded projects with housing components.

**Moderator:** Rafael Yaquian, Partner Goldfarb & Lipman LLP

**Panelists:** Ross Culverwell, Chief Lending Officer Northern California Community Loan Fund; Luis Rodriguez, Goldfarb & Lipman, LLP

## **2-6 Shaping Our Future in Understanding Homelessness: The Vision for California's Proposed Homeless Data Integration System**

*Ending Homelessness in the Field*

*Intermediate; Room # 302-303*

The Homeless Coordinating and Financing Council has recently been exploring the possibility of a California Homeless Data Integration System (CHDIS). The CHDIS would integrate data from various state and local systems that currently operate separately into one centralized warehouse. Learn more about how this proposed system would be designed to allow for a more regional approach to evaluate our effectiveness in addressing homelessness throughout the state.

**Moderator:** Kelly Joy, Research and Policy Specialist, Homeless Coordinating and Financing Council

**Panelists:** KC Mohseni, Project Manager, Data Systems Development Project, Homeless Coordinating and Financing Council; Ali Sutton, Housing, Homelessness and Civil Rights Branch Chief, California Department of Social Services; Ben Avey, Chief External Affairs Officer, Sacramento Steps Forward; Candi Malone, Chief Privacy Officer, Franchise Tax Board

## **2-7 Activating the Strength of California's Diversity**

*Diversity, Equity, and Inclusion*

*\*Pushing the Field*

*Intermediate; Room # 316*

How can we activate community through data, narrative, and action? This workshop will highlight examples and opportunities to activate California's diversity to achieve equity objectives harnessing the joint power of social justice advocacy, community investment, and philanthropy. Equity objectives address racial and other disparities and broaden inclusive community engagement in key areas, notably affordable & fair housing, health equity, criminal justice reform & youth justice, and immigrant integration. Solutions and ideas will include efforts at community and institutional levels, and engaging a wider and deeper range of philanthropy to support these efforts.

**Moderator:** Linda Wheaton, AICP, Moderator, Former Assistant Director, Intergovernmental Affairs, State Department of Housing & Community Development (*retired Dec. 2018*)

**Panelists:** Karthick Ramakrishnan, Director, Center for Social Innovation, University of California, Riverside; Alexandra Desautels, Senior Program Manager for Strategy Development and Dissemination, The California Endowment; Veronica Garibay, Co-Director, Leadership Counsel for Justice & Accountability; Jenny Delwood, Executive Vice President, Liberty Hill Foundation

## **2-8      Manufactured Housing: How to Preserve Parks and Protect People**

*Policy Solutions*

*Beginner; Room # 317-318*

1 million people live in more than 5,000 manufactured housing communities -- making up over 4% of California's housing. California has lost almost 5,000 mobile home spaces in the last decade. When parks close due to development pressures, neglect, natural disasters, and other factors, homeowners not only lose their homes, but their equity. Hear from experts about pending legislation to increase protections for manufactured homeowners, local strategies to prevent the closure of mobile home parks, and state funding sources for preserving and replacing these communities.

**Moderator:** Brian Augusta, Legislative Advocate, California Rural Legal Assistance Foundation

**Panelists:** Will Constantine, Attorney; Alicia Sebastian, Associate Director, California Coalition for Rural Housing; Julie Conway, Housing Manager, Santa Cruz County; Navneet Grewal, Senior Attorney, Western Center on Law & Poverty

## **2-9      This is Not a Moment; This is a Movement - A Housing and Education Collaborative**

*Multi-Sector Solutions*

*Intermediate; Room # 319*

This workshop will highlight the housing and education collaborative taking place in Washington and California, along with a growing movement that is happening across the country. In this workshop, one will learn strategies on how to establish, sustain, or grow a cross-sector collaboration with housing providers and educators to improve academic and social outcomes for children and youth in one's local community. Participants will have the opportunity to draft a personalized action plan.

**Moderator:** Anna Gwyn Simpson, Director of Resident Services, Eden Housing

**Panelists:** Natalie Reider, Director, Community Impact, Jamboree; Brenda Castillo-Garza, Director of Family Services, MidPen Housing; Erik Kregel, Director of Resident Services, Mercy Housing California

## **HCD Office Hours**

*Room # 201*

The California Department of Housing and Community Development is tasked with the development of program design, guidelines, and technical assistance resources for several affordable housing funding programs. 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 continue implementation of the financial resources.



## Session 3: Tuesday, April 16, 2 pm to 3:30 pm

**(Note: This is NOT a workshop) Post-Plenary Q&A with Keynote Speakers Dr. Tiffany Manuel and Dr. Nat Kendall-Taylor, with moderator Chris Ko, United Way of Greater LA**

*Communications, Advocacy, and Community Organizing*

*Room # 301; 2 pm to 2:45 pm*

### **3-1 Tax Credit Application and Design Guidance for the 2020 Zero Net Energy Code**

*Affordable Housing Development*

*Intermediate; Room # 103*

This workshop will help affordable housing developers adjust their designs and financing expectations to the advent of the 2020 Code. Panelists will discuss the California Tax Credit Allocation Committee existing financial support for zero net energy (ZNE) housing and what may be in the 2020 applications regarding efficiency thresholds, competitive scoring opportunities and basis boosts; value engineering details and best practices from current ZNE developments; all-electric design solutions; and how developers have actually profited from ZNE housing paired with project-specific utility allowances.

**Moderator:** Sean Armstrong, Managing Principal, Redwood Energy

**Panelists:** Gina Ferguson, Chief of Development Section, California Tax Credit Allocation Committee; Katie Ackerly, Architect, David Baker Architects

### **3-2 Partnering with Labor in Building Affordable Housing**

*Multi-Sector Solutions*

*Intermediate; Room # 104*

Labor is a key component in the building of affordable housing. Public and private funding sources are often available for projects that adhere to higher labor standards. This workshop will discuss how partnerships with the trades in the production of affordable housing can create good quality construction jobs for local communities, and pathways out of poverty through union apprenticeships. It will also address the issues related to labor supply, prevailing wages and training of the next generation of skilled tradespersons.

**Moderator:** Carol Kim, Director of Community Engagement, San Diego Building Trades Family Housing Corp.

**Panelists:** Ted Chandler, Chief Operating Officer, AFL-CIO Housing Investment Trust; Elizabeth Bluhm, Sr. Project Manager, Wakeland Housing and Community Development Corp.; Scott Littlehale, Sr. Research Analyst, Smart Cities Prevail; Jeremy Smith, Deputy Legislative Director, State Building and Construction Trades Council

### **3-3 Working Together: Financing and Developing Supportive Housing to Address Homelessness**

*Affordable Housing Finance and Asset Management; Ending Homelessness in the Field*

*Intermediate; Room # 202*

The purpose of the workshop is to share strategies and best practices for developing collaborative partnerships, engaging neighbors, coordinating funding and referrals, and working with developers and service providers to finance and build supportive housing.

**Moderator:** Ray Bramson, Chief Impact Officer, Destination Home

**Panelists:** Consuelo Hernandez, AICP, HCD Division Director, Office of Supportive Housing, County of Santa Clara; Rachel VanderVeen, Deputy Director, Housing Department, City of San José; Katherine Harasz, Executive Director, Santa Clara County Housing Authority

### **3-4 Building Affordable Housing on Publicly Owned Lands**

### *Policy Solutions*

#### *Intermediate; Room # 203*

California cities, counties, and transit agencies are faced with dueling objectives for public lands: generating revenues for the agency from the assets, vs. writing down land costs for affordable and workforce housing. Come hear from transit agency representatives, developers, and regional planners as they participate in a frank discussion about the opportunities and challenges around building affordable housing on publicly owned lands. Bring your ideas.

**Moderator:** Therese Trivedi, Assistant Director, Bay Area Metro

**Panelists:** Adhi Nagraj, Director, SPUR; Abigail Thorne-Lyman, TOD Manager, BART; Iman Novin, Principal, Novin Development; Jessie O'Malley Solis, Senior Real Estate Agent, Santa Clara Valley Transportation Authority; Doug Smith, Los Angeles; Sujata Srivastava, Principal, Strategic Economics

### **3-5 How to Convert Awareness into Political Will**

#### *Advocacy, Communications, and Community Organizing*

##### *Beginner, Intermediate; Room # 204*

Some cities, advocates, and philanthropists have worked together to help address the need for affordable housing. This case study will include the Mayor's office of LA and coalition partners to talk about why they are interested in affordable housing policy and how they brought different allies to the table to pass an affordable housing linkage fee. The presentations will speak to the overall awareness of housing affordability challenges and how that converts to political will.

**Moderator:** Tunua Thrash-Ntuk, Executive Director, LA Local Initiatives Support Corporation

**Panelists:** Ann Sewill, Vice President, Health & Housing, California Community Foundation; Alan Greenlee, Southern California Association of Non-Profit Housing; KeAndra Cylear Dodds, Manager of Preservation, Community Development Commission, Los Angeles County; Ben Winter, Director of Housing and Community Development Policy, City of Los Angeles

### **3-6 Immigrants Welcome Home: Know Your Rights, Protect Your Tenants**

#### *Property Management and Resident Services*

##### *Beginner; Room # 302-303*

In the current vitriolic political environment targeting immigrants, we have a critical role to play in protecting our tenants and maintaining the safety of our communities. Learn from attorneys and peers who have had close encounters with ICE about how to develop policies and procedures for property management staff to safely head off confrontations and ensure tenants know their rights. We will discuss the proposed "public charge" rule inciting fear among immigrants who may have to choose between housing benefits and green card.

**Moderator:** Elissa Dennis, Community Economics, Inc.

**Panelists:** Arianna Cook-Thajudeen, National Housing Law Project; Chirag Bhakta and Sam Moss, Mission Housing Development Corporation; Phillip Babich, Reed Smith LLP

### **3-7 Building a People Powered Movement**

#### *Advocacy, Communications, and Community Organizing*

##### *Intermediate; Room # 316*

The November 2018 elections saw huge victories for affordable housing with the passage of Propositions 1 and 2. Led by the Residents United Network, organizations from across the state will share what they did to mobilize residents of affordable housing through voter registration and education, as we look to continue building on this people-power movement by increasing our influence in elections and campaigns to come. We will share best practices, organizational compliance, statewide

message organizing and what voter engagement for affordable housing agencies means. And, we'll take some action!

**Moderator:** Dolores Tejada, Lead Organizer, East Bay Housing Organizations

**Panelists:** Michael Menjivar, Public Policy Organizer, Southern California Association of Non-Profit Housing; JR Starrett, Director of Advocacy and Community Engagement, Non-Profit Housing Association of Northern California; Miriam Rodriguez, San Diego RUN Regional Action Committee

### **3-8 Hot Topics: Homelessness**

*Policy Solutions; Ending Homelessness in the Field*

*Beginner, Intermediate; Room # 317-318*

Interact directly with policy experts and get an inside look at the policy themes dominating the State Capitol in 2019. 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 Capitol.

**Moderator:** Chris Martin, Legislative Advocate, Housing California

**Panelists:** Sharon Rapport, Associate Director, Corporation for Supportive Housing; Cindy Cavanaugh, Director of Homeless Initiatives, Sacramento County; legislative staff

### **3-9 Serving the Diverse Housing Needs of People with Developmental Disabilities**

*Diversity, Equity, and Inclusion; Affordable Housing Development*

*Intermediate; Room # 319*

The purpose of the workshop is to educate housing developers on inclusive, equitable, and affordable housing development to fulfill the housing needs of people with developmental disabilities. The workshop will encompass all aspects of development, including effectively navigating housing funding agencies, learning about available supports to help individuals succeed in independent living, and collaborating with other housing developers to facilitate a project's success and completion. The workshop will demonstrate how affordable housing developments can be successful with multi-agency partnerships.

**Moderator:** Jeff Darling, Associate Director of Community Services, San Andreas Regional Center and Co-Chair of the Association of Regional Center Agencies Housing Committee

**Panelists:** Micaela Connery, Founder and Chief Executive Officer, The Kelsey; Darin Lounds, Executive Director, Housing Consortium of the East Bay, Board President, Lanterman Housing Alliance; Jim Morgan, Housing Finance Project Manager, Office of Community Development and Housing, California Department of Developmental Services; Eve Stewart, Vice President of Real Estate Development, Satellite Affordable Housing Associates; Mary Lou Weise-Stusser, Director, Community Services, Westside Regional Center and Co-Chair, Housing Committee, Association of Regional Center Agencies

### **HCD Office Hours**

*Room # 201*

The California Department of Housing and Community Development is tasked with the development of program design, guidelines, and technical assistance resources for several affordable housing funding programs. 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 continue implementation of the financial resources.

## Session 4: Tuesday, April 16, 3:45 pm to 5:15 pm

### 4-1 Priced Out: A New Animated Web Series about Why Housing is So Expensive

*Advocacy, Communications, and Community Organizing*

*Beginner; Room # 103*

Watch People Power Media's 15-minute animated series, Priced Out. Be in discussion with the producers. This is our response to the increasingly polarizing debate about why nearly everyone is struggling to afford the price of housing. Communities and organizations fighting displacement have been asking for years for a simple story that will help to turn the tide. Priced Out is comprehensive, engaging and will change how people understand housing. It will empower people to take action so housing can be affordable for all communities.

**Moderator:** Dyan Ruiz, Co-Founder, People Power Media

**Panelists:** Joseph Smooke, Co-Founder, People Power Media; Fernando Marti, Co-Director, San Francisco Council of Community Housing Organizations

### 4-2 Rural Housing Hot Topics

*Policy Solutions*

*Intermediate; Room # 104*

The audience will learn about the roll out of new State funding resources for rural housing development, the ongoing debate about whether to invest in areas of opportunity or disadvantaged communities, the impacts of immigration enforcement on farmworker and other rural residents, the need for climate resiliency and disaster relief, and other critical issues.

**Moderator:** Alicia Sebastian, Associate Director, California Coalition for Rural Housing

**Panelists:** Ben Metcalf, Director, California Department of Housing and Community Development; Margarita de Escontrias, CEO, Cabrillo Economic Development Corporation; Julie Bornstein, Executive Director, Coachella Valley Housing Coalition

### 4-3 The Lighter (and Darker) Side of Tax Credit Equity

*Affordable Housing Finance and Asset Management*

*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. 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). Or you may fall asleep.

**Moderator:** Rich Gross, Vice President and Market Leader, Enterprise Community Partners

**Panelists:** Richard Mandel, California Housing Partnership; Lisa Motoyama, Community Economics, Inc.; 5 or more equity investors

### 4-4 Advocating for Inclusionary Housing in California

*Advocacy, Communications, and Community Organizing; Policy Solutions*

*Intermediate; Room # 203*

Since the California Supreme Court's decision in *BIA v. San Jose* and the enactment of AB 1505 overturning the Palmer decision, local governments across California are taking a fresh look at inclusionary housing policies. This session will explore the range of options cities and counties have in designing inclusionary policies and discuss best practices for maximizing affordable housing production and achieving fair housing and equity goals through an inclusionary requirement.

**Moderator:** Stephanie Reyes, Grounded Solutions Network

**Panelists:** Brian Augusta, Legislative Advocate, California Rural Legal Assistance Foundation; Lara Gates, Deputy Chief of Staff and Chief of Policy, Office of the Council President, City of San Diego; Anya Lawler, Policy Advocate, Western Center on Law & Poverty; Nell Selander, Deputy Director, Economic & Community Development, City of South San Francisco

#### **4-5 Production, Protection and Partnership: Towards a Unified Housing Movement**

*Policy Solutions; Advocacy, Communications, and Community Organizing; Diversity, Equity, and Inclusion*  
*\*Pushing the Field*

*Intermediate; Room # 204*

The campaigns for Propositions 1, 2 and 10 had different supporters, strategy and results. And while some advocates and practitioners are rallying around a “three Ps” approach that emphasizes protections, preservation and production, in other campaigns, affordable housing developers and tenants’ advocates remain disconnected. How do we bring the housing justice sector together and move towards future wins? How do we best serve lower-income renters? Our workshop features organizations that have crossed the “production/protection” divide to talk about the challenges and potential of partnership.

**Moderator:** Gloria Bruce, Executive Director, East Bay Housing Organizations

**Panelists:** Francisco Duenas, Alliance of Californians for Community Empowerment; Jan Lindenthal, Chief Real Estate Development Officer, MidPen Housing; Tyrone Buckley, Policy Director, Housing California

#### **4-6 Housing and Healing: The Role of Community Development in Supporting Mental Health and Well-Being**

*Multi-Sector Solutions*

*Beginner; Room # 205*

Our nation faces increasing challenges in mental/behavioral health and wellbeing and addressing them requires comprehensive solutions from multiple sectors. Community environments – the social, physical, and economic conditions in communities – have a tremendous influence on factors such as emotional resilience, social connectedness, and self-efficacy. In particular, stable and affordable housing is critical for supporting the mental health and wellbeing of individuals and families. This session explores the intersection of mental health, housing, and community resilience, and the opportunity to develop a trauma-informed systems approach.

**Moderator:** Laura Choi, Research Manager, Federal Reserve Bank of San Francisco

**Panelists:** Ashlei Hurst, Associate Director of Housing, Mercy Housing California; Larissa Estes, Manager, Community Partnerships, UCSF Benioff Children's Hospital Oakland; Lisa Fujie Parks, Associate Program Director, Prevention Institute

#### **4-7 Community Engagement: Beyond Checking the Box**

*Diversity, Equity, and Inclusion; Advocacy, Communications, and Community Organizing*

*Intermediate; Room # 302-303*

Rather than fearing community outreach, this panel proposes that designers and developers relish the opportunity to connect with future residents and neighbors and to approach the community as a source of insight and expertise that can elevate a design. This workshop will offer reframing strategies to open teams up to input from communities, and ways to talk openly with residents about the opportunities and constraints facing a project. We will cover classic and innovative ways to learn from community members, including listening sessions, data collection, temporary installations, and social events. Community engagement often involves establishing trust and connection with people of very different

backgrounds. We will look at ways to address and bridge these divides to connect authentically, and strategies to remove language, literacy, vision and mobility barriers.

**Moderator:** Daniel Simons, Principal, David Baker Architects

**Panelists:** Abby Goldware, Associate Director of Housing Development, MidPen Housing; Amy Bayley, VP of Community Development, Mercy Housing; Annie Ledbury, Architect & Creative Placemaking Manager, East Bay Asian Local Development Corporation

#### **4-8 Affordable Housing of the Future? Real Talk about Smart Tech**

*Affordable Housing Development*

*Intermediate; Room # 316*

How are technology innovations being implemented in affordable housing – and what’s the real impact? We’ll discuss innovations in indoor air quality, water efficiency, and parking. The audience will hear from engineers pushing the envelope, as well as a property manager who has seen these innovations implemented.

**Moderator:** Jessica Sheldon, Associate Director of Housing Development, Resources for Community Development

**Panelists:** Stet Sanborn, Principal, SmithGroup; Mike Brinck, Vice President, CityLift; Ezra Strange, Senior Regional Manager, The John Stewart Company

#### **4-9 Quality in Times of Quantity: Creating Supportive Housing with Lasting Impact**

*Ending Homelessness in the Field*

*Intermediate; Room # 317-318*

With unprecedented new funding sources for supportive housing across the state, and the pressures to scale development quickly, we take an opportunity to examine how quality plays a critical role in ensuring successful supportive housing outcomes. We will hear from cities and counties working together to evaluate project proposals for quality. We will discuss and deliver tangible, actionable takeaways for affordable housing developers who want to incorporate and expand supportive housing into their portfolios.

**Moderator:** Tristina Sinopoli, Community Investment Officer, Corporation for Supportive Housing

**Panelists:** Lynn Katano, Acting Director, Housing Investment and Finance Division, Los Angeles Community Development Commission; Leepi Shimkhada, Director of Housing and Services, Los Angeles County Department of Health Services; Consuelo Hernandez, Housing and Community Development Division Director, Santa Clara County; Stacey Burmaster, Associate Director of Policy and Programs, Venice Community Housing; Dorothy Edwards, CSH SpeakUp! Advocate

#### **4-10 A Tale of Two Shelters**

*Ending Homelessness in the Field*

*Advanced; Room # 319*

Two governmental entities - two shelter strategies. Participants will learn how the City of Santa Ana gained political support to build The Link, a 200-bed interim emergency shelter facility; leveraged City funding; worked with an inter-departmental team for construction and design; and executed a successful public-private partnership. Provision of mental health, medical health, and substance abuse services will be discussed, as well as the interplay between homeless services and law enforcement with the recent Ninth Circuit ruling on *Martin v. City of Boise* regarding anti-camping ordinances relevant to shelter capacity. A true continuum of care model will be discussed, from street outreach to shelter and into permanent supportive housing and retention. During the second half of the workshop, participants will learn about Sacramento County’s shift from the development of a 75-bed low barrier shelter to a scattered site shelter model utilizing rental homes throughout the County. This scalable model allows

for co-sheltering people in self-identified adult households, geographic choice and the flexibility to transition these homes into population-specific shelters to better support people while they are experiencing homelessness. County staff and shelter operator Sacramento Self-Help Housing will provide insight on creating a supportive daily environment and case management with a focus on rehousing.

**Moderators:** Hafsa Kaka, Homeless Services Manager, City of Santa Ana and Cindy Cavanaugh, Director of Homeless Initiatives, County of Sacramento

**Panelists:** Steven Mendoza, Acting City Manager, City of Santa Ana; Ken Gominsky, Deputy Chief of Police, City of Santa Ana; Judson Brown, Housing Division Manager, City of Santa Ana; Julie Field, Homeless Services Program Manager, County of Sacramento; Jeremy Baird, Director of Interim Housing, Sacramento Self-Help Housing; Fatemah Bradley-Martinez, Director of Housing Services, Sacramento Self-Help Housing

### **HCD Office Hours**

*Room # 201*

The California Department of Housing and Community Development is tasked with the development of program design, guidelines, and technical assistance resources for several affordable housing funding programs. 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 continue implementation of the financial resources.

## **Session 5: Wednesday, April 17, 9 am to 10:30 am**

### **5-1 The Future of Health and Housing - Bending the Cost Curve**

*Multi-Sector Solutions; Affordable Housing Finance and Asset Management?*

*Intermediate; Room # 103*

Tremendous opportunities exist to amplify the collaborative efforts of housing and health care, working together to bend the cost curve through innovation and investment into affordable housing. This session will explore initiatives, programs and academic nursing interventions that encourage cross-sector organizations to break out of their silos using housing and health care to cut medical costs. The model of housing as the hub for health care is leading to increasing population health outcomes, improving quality of life, and addressing the shortage of housing.

**Moderator:** Meredith Chillemi, Director of Aging and Education Services, LifeSTEPS

**Panelists:** Beth Southorn, Executive Director, LifeSTEPS; Geoff Brown, President and Chief Executive Officer of USA Properties Fund Inc.; Sharon Demeter, M.A., M.S., R.N., C.N.M, UC Davis Betty Irene Moore School of Nursing

### **5-2 Scaling Up Supportive Housing: Implementing Streamlining Legislation and What’s Next**

*Policy Solutions*

*Intermediate; Room # 104*

AB 2162 (Chiu/Daly) allows developers to receive by-right expedited approval of affordable housing developments that include supportive housing, with the goal of transforming the siting of supportive housing statewide. This workshop will offer details on the legislation and how cities and counties will implement. Presenters will engage the audience in discussion around challenges with implementation, and next steps in scaling up supportive housing production.

**Moderator:** Sharon Rapport, Associate Director, California Policy, Corporation for Supportive Housing

**Panelists:** Barbara Kautz, Attorney, Goldfarb & Lipman LLP; Dora Gallo, Executive Director, A Community of Friends; Paul McDougall, Manager, Housing Policy Division, California Department of Housing and

Community Development; Lisa Engel, Chief Counsel, Assembly Committee on Housing and Community Development

### **5-3 CASA: Committee to House the Bay Area Region - Broad Stakeholder Process to Develop a Compact of Solutions**

*Policy Solutions; Multi-Sector Solutions*

*Intermediate; Room # 203*

This workshop will focus on the process, lessons learned, and action plan from CASA, the 18-month large stakeholder engagement process in the Bay Area focused on developing a compact of housing solutions to address the “three Ps”: Production, Preservation, Protections. With a dozen elements, the compact seeks to seal negotiated solutions across a range of interests and priorities.

**Moderator:** Amie Fishman, Executive Director, Non-Profit Housing Association of Northern California

**Panelists:** Heather Hood, Deputy Director, Enterprise Community Partners; Leslye Corsiglia, Executive Director, SV@Home; Linda Mandolini, Executive Director, Eden Housing; Pedro Galvao, Regional Planning and Policy Manager, Non-Profit Housing Association of Northern California; Dr. Jennifer Martinez, Chief Strategy Officer, PICO California; Aboubacar “Asn” Ndiaye, Housing and Transportation Policy Manager, Working Partnerships USA

### **5-4 Starting Up Your Hybrid – Combining 4% and 9% Tax Credit Projects**

*Affordable Housing Finance and Asset Management*

*Intermediate; Room # 204*

Combining 4% and 9% Low-Income Housing Tax Credit developments into “hybrids” is generating a lot of interest from affordable housing developers in the wake of the California Tax Credit Allocation Committee (TCAC) changes to accommodate and encourage hybrid 4%/9% developments. In this workshop, participants will hear from TCAC about the regulation changes and look at case studies of current hybrid projects. We’ll discuss the options for structuring hybrid projects, as well as some of the complications, and look at what project types may be the best fit for this financing model.

**Moderator:** Diana Downton, Community Economics, Inc.

**Panelists:** Anthony Zeto, Deputy Director, California Tax Credit Allocation Committee; Elizabeth Kuwada, Senior Project Developer, Eden Housing; Kyle Arndt, Partner, Bocarsly Emden Cowan Esmail & Arndt LLP; Alice Talcott, Vice President Housing Finance, MidPen Housing

### **5-5 Tenant Screening and the Use of Private Criminal Background Reports**

*Property Management and Resident Services; Policy Solutions*

*Intermediate; Room # 302-303*

Many housing providers choose to obtain and use criminal background reports from a list of over 600 private consumer reporting agencies. However, the contents of private background checks are often false or misleading. What obligation does a housing provider have to properly screen an applicant under fair housing and consumer protection laws? How can housing providers avoid the common problems associated with private criminal record searches? Are there policy solutions to address these issues?

**Moderator:** Deborah Thrope, Supervising Attorney, National Housing Law Project

**Panelists:** Marie Claire Tran-Leung, Senior Attorney, Sargent Shriver National Center on Poverty Law; L’Damein Flowers, Safe Return Project; Eric Dunn, Litigation Director, National Housing Law Project

### **5-6 Expanding Homeownership Opportunities with Limited Equity Housing Cooperatives**

*Affordable Housing Development*

*Beginner; Room # 316*



This workshop discusses Limited Equity Housing Cooperatives (LEHC) as a model to help widen ownership opportunities for farmworkers, families, seniors and others shut out of traditional homeownership. Co-ops are resident governed and address issues of housing affordability and security, while offering a viable alternative to the vulnerabilities of renting. Panelists present the fundamentals of the LEHC model, including how they are developed and operated, with an overview of regulations, and development financing.

**Moderator:** E. Kim Coontz, Executive Director, California Center for Cooperative Development

**Panelists:** Jerry Rioux, Executive Director, San Luis Obispo County Housing Trust Fund; Luis Sierra, Assistant Director, California Center for Cooperative Development

### **5-7 Everything You Always Wanted to Know about Rent Control but were Afraid to Ask**

*Advocacy, Communications, and Community Organizing*

*Beginner; Room # 317-318*

Despite the defeat of Proposition 10, rent control remains front and center in the policy debate around California's housing crisis. Where do state level advocates go from here on Costa Hawkins Rental Housing Act reform? Are there other policy choices? What can advocates and local policymakers learn from past efforts to enact local rent control measures? This interactive workshop will examine some of the myths and facts on rent control, including state legislative proposals, and provide insights from those working locally to pass and implement rent control policies.

**Moderator:** Anastasia Foster, Commissioner, Santa Monica Rent Control Board

**Panelists:** Caroline Torosis, Chairperson, Santa Monica Rent Control Board; Michelle Pariset, Housing4Sacramento, Rent Control Organizing Effort; Brian Augusta, Legislative Advocate, Brian Augusta and Associates

### **5-8 Homeless Multidisciplinary Teams: Improving Care Coordination through AB210**

*Ending Homelessness in the Field; Property Management and Resident Services*

*Beginner; Room # 319*

The 2017 California legislation AB 210 supports counties in creating multidisciplinary teams (MDTs) that can more easily share information and connect individuals and families experiencing homelessness with services and housing. In this workshop, a group of counties will share how they have developed and began implementing their homeless MDTs, how Ab 210 is making an impact on the ground and the successes and challenges counties have had in building the partnerships to support their MDTs and improve continuity of care for those experiencing homelessness.

**Moderator:** Emily Firgens, Policy Analyst, HomeBase

**Panelists:** Ian Evans, Alcohol and Drug Administrator, Forensic and Homeless Programs Manager, Yolo County; Rowena Magaña Principal Analyst, Los Angeles County Chief Executive Office, Homeless Initiative; Jenny Robbins, Chief of Programs, Contra Costa Health, Housing, and Homeless Services

## **Session 6: Wednesday, April 17, 10:45 am to 12:15 pm**

### **6-1 The Census is Coming, the Census is Coming!**

*Advocacy, Communications, and Community Organizing; Property Management and Resident Services*

*Beginner; Room # 103*

Housing California and fellow members of the Census Policy Advocacy Network secured \$90 million in the state's 2018-19 budget for local and statewide outreach to encourage "hard-to-count" Californians to fill out the 2020 Census. Learn how Census participation can bring political power and federal resources to your community, how your organization can access funding and networks to join these

outreach efforts, and effective techniques for reaching people who are hard to count due to their housing situation.

**Moderator:** Julie Snyder, Equity Advocates

**Panelists:** Ditas Katague, Director, California Complete Count Office; John Dobard, Director, Political Voice, Advancement Project California; Census outreach specialist

## **6-2 Ending Criminalization of Homelessness**

*Ending Homelessness in the Field*

*Intermediate; Room # 104*

This workshop is intended to support and empower different communities across California that are addressing criminalization of homelessness, by sharing best practices and constructive, alternative solutions to addressing anti-camping ordinances and other laws targeting individuals and families trying to survive on the street. Panelists will discuss the current state of affairs, provide an overview of the legal landscape, highlight decriminalization efforts and programs such as safe parking and encampment assistance programs, and hear directly from individuals impacted by laws that criminalize homelessness.

**Moderator:** Aram Hauslaib, Staff Attorney, Homebase

**Panelists:** Kristine J. Schwarz, Executive Director at New Beginnings Counseling Center, Santa Barbara Safe Parking Program; Jennielynn Holmes-Davis, Director of Shelter and Housing at Catholic Charities of the Diocese of Santa Rosa, Santa Rosa Homeless Encampment Assistance Program; Shahera Hyatt, Project Director, California Homeless Youth Project; Bob Erlenbusch, Executive Director, Sacramento Regional Coalition to End Homelessness

## **6-3 Closing California's Affordable Housing Gap - What Comes Next?**

*Policy Solutions*

*Beginner; Room # 202*

The Newsom Administration, with its aggressive new housing agenda and a pro-affordable housing supermajority in control of the California Legislature, has created an opportunity for us to propose new ideas to meet the state's 1.5 million shortfall in affordable homes. Are Redevelopment 2.0, expanding state Low-Income Housing Tax Credits and streamlining entitlements enough to move the needle? Participants in this workshop will be encouraged to weigh in on the merits of the ideas proposed by panelists and to offer their own solutions.

**Moderator:** Tyrone Buckley, Policy Director, Housing California

**Panelists:** Matt Schwartz, President and CEO, California Housing Partnership; Anya Lawler, Policy Advocate, Western Center on Law & Poverty; Brian Augusta, Legislative Advocate, California Rural Legal Assistance Foundation

## **6-4 There is No Place Like Home!**

*Affordable Housing Finance and Asset Management; Ending Homelessness in the Field*

*Beginner; Room # 203*

In November 2018, Californians passed Proposition 2 which authorizes \$2 billion in bonds for the No Place Like Home Program and will build 20,000 permanent supportive housing for Californians living with a serious mental illness who are homeless or at risk of becoming homeless. HCD administers the program and will provide updates on the state program guidelines and funding schedules; while the Counties of Los Angeles and San Francisco, as Alternative Process Counties, will discuss their local implementation process, guidelines and successfully funded developments.

**Moderator:** Diep Do, Director-San Diego Region, California Housing Partnership

**Panelists:** Christina DiFrancesco, Specialist, Department of Housing and Community Development; Shalawn Garcia, Manager, NOFA Awards, Department of Housing and Community Development; Lynn

Katano, Acting Director, Community Development Commission of County of Los Angeles; Mara Blitzer, Director of Housing Development, San Francisco Mayor's Office of Housing and Community Development

### **6-5 Latest Trends in Multifamily Lending: How to Navigate through the Maze**

*Affordable Housing Finance and Asset Management*

*Intermediate; Room # 204*

Nonprofit developers in California are fortunate to have a wide range of financing options to choose from, with an increasing number of choices and highly competitive rates and terms. A panel of experienced lenders will help guide attendees through the maze, including conventional and tax-exempt loan products, private placements, Fannie/Freddie/FHA structures, and refinancing options to lock in interest rates. The panel will address key trends, including rising construction costs, modular construction, working with the California Department of Housing and Community Development, local bond funds and other critical topics.

**Moderators:** Richard Mandel, Director of Financial Consulting and Meg McGraw-Scherer, Senior Housing Finance Consultant, California Housing Partnership

**Panelists:** Cecile Chalifour, Chase Bank; Lisa Gutierrez, US Bank; Elizabeth Van Benschoten, Union Bank; Jeff Kearns, Walker & Dunlop; Aaron Smith, California Community Reinvestment Corporation; Bobvala Tengen, Bank of America Merrill Lynch; Norma Dominguez, Wells Fargo

### **6-6 School-Home Partnerships for Boosting Literacy**

*Property Management and Resident Services*

*Beginner; Room # 205*

Panelists will share how resident service providers in family housing can be the link between school and home to engage families in literacy success. The workshop will examine the root causes for why many of our youth have challenges with literacy and the barriers that many of our families face for fully engaging in their schools. Identify strategies for engaging families in school success, including presenting a model for Family Reading Nights. Participants will begin brainstorming ideas to take back to their communities.

**Moderator:** Jennifer Hicks, Senior Director of Programs, Partnership for Children and Youth

**Panelists:** Kate Young, VP Resident Services, Palo Alto Housing; Tedi Mills, Literacy Specialist, Palo Alto Unified School District; Teneh Weller, High Expectations Consulting; Brenda Castillo-Garza, Director, Family Services, MidPen Housing

### **6-7 Building Support for Affordable Housing in Affluent Neighborhoods**

*Diversity, Equity, and Inclusion; Affordable Housing Development; Advocacy, Communications, and Community Organizing*

*Intermediate; Room # 302-303*

Unfortunately, the majority of multifamily affordable housing is currently built in already-marginalized communities. Menlo Park, for example, zoned for 10,000 new homes -- but all in the black community of Belle Haven. This ensures that patterns of segregation will continue. But we have had success in organizing community support for affordable housing in affluent communities, and we want to share our techniques and approach. We will hear from the suburbs of the Bay Area, as well as Orange County.

**Moderator:** Pedro Galvao, Regional Planning and Policy Manager, Non-Profit Housing Association of Northern California

**Panelists:** Evelyn Stivers, Executive Director, Housing Leadership Council of San Mateo County; Cesar Covarrubias, Executive Director, The Kennedy Commission; Maureen Sedonaen, CEO, Habitat for Humanity Greater San Francisco

## **6-8 Race Matters in Housing**

*Diversity, Equity, and Inclusion*

*\*Pushing the Field*

*Intermediate; Room # 316*

While the disproportionate impact of housing instability and homelessness on communities of color is well documented, organizations that make racial equity part of their structure and mission are still rare. This workshop brings together leaders from organizations that practice racial equity at the center of their work to share their experience, approaches and practices that disrupt institutionalized racial barriers in the affordable housing community.

**Moderator:** Tunua Thrash-Ntuk, Executive Director, LA Local Initiatives Support Corporation

**Panelists:** Saba Mwine, Senior Program Manager, Corporation for Supportive Housing; Amie Fishman, Executive Director, Non-Profit Housing Association of Northern California; Stanley Keasling, CEO, Rural Community Assistance Corporation

## **6-9 To Preserve and Protect: Strategies and Resources for Affordable Housing Preservation**

*Affordable Housing Development*

*Intermediate; Room # 317-318*

Produce, Preserve, Protect: We're working on Production and Protection, but what about Preservation? As policies and resources increasingly focus on the creation of housing, California faces an impending catastrophe that threatens to exacerbate the housing crisis. With maturing mortgages, thousands of existing subsidized housing communities are under no obligation to remain affordable into the future. Join the discussion and explore the data documenting this issue, hear on-the-ground case studies, and learn about innovative resources to support the work of preserving California's affordable housing.

**Moderator:** Alicia Sebastian, Associate Director, California Coalition for Rural Housing

**Panelists:** Danielle M. Mazzella, Preservation and Data Manager, California Housing Partnership; Betsy McGovern-Garcia, Program Director - Real Estate Development, Self-Help Enterprises; Brian Prater, Executive Director - Community Development Finance, Morgan Stanley; Peter W. Ragsdale, Executive Director, Housing Authority of the County of San Joaquin

## **6-10 Including Individuals with Intellectual or Developmental Disabilities in Your Housing Plan**

*Affordable Housing Development; Diversity, Equity, and Inclusion*

*Beginner; Room # 319*

Workshop panelists will provide an overview on the housing needs of individuals with intellectual and developmental disabilities (I/DD). The objective is to learn about a variety of housing finance options that support the diverse needs of California's communities. Panelists will present two multifamily housing developments that demonstrate collaborative partnerships with regional centers, lenders, and other local and state financing sources to create housing inclusive of individuals with intellectual and developmental disabilities.

**Moderator:** Yvonne McCuiston Tucker, California Housing Finance Agency

**Panelists:** Jim Morgan, Housing Finance Project Manager, California Department of Developmental Services; Edwin Gipson, Director of Finance and Development Los Angeles Housing and Community Investment Division (LAHCID); Jesus Hernandez, Director of Housing, Community Corporation of Santa Monica; Mary Lou Weise-Stusser, Director of Community Services: Westside Regional Center; Sami Abdelatif, Director of Housing Development, Brilliant Corners; Erin Autry Montgomery, Chelsea Investments Inc.

**Session 7: Wednesday, April 17, 2 pm to 3:30 pm**

### **7-1 Scattered Site Syndication: Why Bundle? What Bundle?**

*Affordable Housing Finance and Asset Management  
Intermediate; Room # 203*

Many housing organizations have aging properties in need of rehab that do not produce enough cash flow or are too small to be good candidates for syndication. Regulatory restrictions prevent us from sharing revenue between the properties in our portfolios so that stronger properties can prop up weaker ones. Owners can achieve that end by creating a new entity that contains two or more properties, then capitalizing their rehab through syndication. This workshop aims to take participants through the process, from conceptualization through operation

**Moderator:** Kayne Doumani, Director of Asset Management, Chinatown Community Development Center

**Panelists:** Kevin Leichner, Director of Real Estate Development, Eden Housing; Philip Porter, VP of Acquisitions, Enterprise Housing Credit Investments; Lauren Maddock, Senior Housing Finance Consultant, California Housing Partnership

### **7-2 TCAC/CDLAC Updates**

*Affordable Housing Finance and Asset Management  
Beginner, Intermediate, Advanced; Room # 204*

Hear California Debt Limit Allocation Committee and Tax Credit Allocation Committee trends and initiatives.

**Panelists:** Anthony Zeto, Deputy Director, California Tax Credit Allocation Committee; Evan Kass, Deputy Director, California Debt Limit Allocation Committee

### **7-3 Confronting Climate Risk**

*Multi-Sector Solutions  
Intermediate; Room # 205*

Urban and rural communities across the state (and the country) are increasingly experiencing climate-change related hazards—wildfire, extreme storms, drought -- that have immediate and long-term effects on health and housing stability, most acutely impacting lower-income renters, fixed-income seniors, and communities of color. Join this interactive session to chart out pathways for working across organizational and jurisdictional bounds to ensure that resilience-related planning, policy, and investments serve those most vulnerable to the housing displacement and health risks generated by ongoing environmental crisis.

**Moderator:** Naomi Cytron, Regional Manager, Northern CA, Federal Reserve Bank of San Francisco

**Panelists:** Allison Allbee, City and Regional Planner, Changelab Solutions; Saneta deVuono-powell, Program Director, Changelab Solutions; Solange Gould, Health Equity Policy and Planning Unit Chief at California Department of Public Health, Office of Health Equity; Benjamin Wickham, Affordable Housing Director, Sonoma County Community Development Commission

### **7-4 Caught Underfunded: Addressing the Impacts of Construction Cost Escalation**

*Affordable Housing Development  
Advanced; Room # 302-303*

Construction volatility and current cost escalation rates of 10% to 15% is hindering the affordability of affordable housing development. A panel representing multiple geographies and diverse perspectives will address challenges that limit the ability to reduce construction cost, including the time to secure funding, funding driven construction requirements, labor challenges, design review boards requesting elaborate design, local regulation and NIMBYism. Panelists will also discuss more efficient development schedules and design that is cost effective to build.

**Moderator:** Chris Apostolopoulos, Senior Associate, DAHLIN Group

**Panelists:** Jan Lindenthal, Vice President Real Estate Development, MidPen Housing; Chad Wanke, Mayor, City of Placentia; David Garcia, Policy Director, Turner Center for Housing Innovation, UC Berkeley; Johny Van Dyke, President, Vaquero Construction

### **7-5 New Resident Resource Models for Inclusive Economic Development**

*Property Management and Resident Services*

*\*Pushing the Field*

*Intermediate; Room # 316*

The workshop reviews programs that are improving the economic stability of households: improving credit ratings, financial planning, access to job training and GED, along with creative uses of ground floor spaces for home-grown business and apartment planning for at home work opportunities.

**Moderator:** Michael Pyatok, Principal, Pyatok Architects

**Panelists:** Josh Simon, Executive Director, East Bay Asian Local Development Corporation; Lucy Arellano Baglieri, Mission Economic Development Agency; Sochiata Vutthy, Senior Asset Manager, Community HousingWorks; Mariko Lochridge, Small Business Counselor, Little Tokyo Service Center

### **7-6 Framing Affordable Housing around Equity: Taking Control of the Narrative**

*Advocacy, Communications, and Community Organizing*

*Beginner; Room # 317-318*

Learn about messaging and communications strategies to advance a strong affordable housing and community development agenda. How can we get people to think about their own homes, communities, families and housing vulnerabilities when we talk about affordable housing issues? It is critical to lift up the value of bringing new and diverse voices - residents, organizers, and workers. Our goal is to equip housing advocates and practitioners with storytelling tools, and offer strategies to align communications within coalitions fighting for housing justice.

**Moderator:** Maya Chupkov, Communications Director, Council of Community Housing Organizations

**Panelists:** Alina Harway, Communications Director, Non-Profit Housing Association of Northern California; Nguyen Weeks, Communications Director, United Educators of San Francisco; Ronald Flannery, Communications and Program Associate, East Bay Housing Organizations; Anya Swanoe, Communications Director, Alliance of Californians for Community Empowerment

### **7-7 Social Housing: How Does it Differ from Affordable Housing and What is its Relevance in California?**

*Policy Solutions*

*Beginner; Room # 319*

In the face of an unprecedented crisis of housing affordability, renter organizing has coalesced around a bold, long-term demand for the decommodification of land and housing. Many models of “social housing” have been successfully implemented in the U.S. and, on a much larger scale, internationally. This panel will define social housing, discuss its relevance to the current affordability crisis and its relationship to current affordable housing models, and explore historic and international models.

**Moderator:** Richard Marcantonio, Public Advocates

**Panelists:** Keith Brower Brown, Steering Committee and Social Housing Committee, East Bay DSA and Ph.D. student in Geography, U.C. Berkeley; Natalie Bonnewit, Principal, Bonnewit Development Services; Joel Rubenzahl, Executive Director Emeritus, Community Economics, Inc.; Nick Williams, SF Community Land Trust