



2020 Annual Conference Institutes and Workshops as of March 6, 2020 (subject to change)

Institutes

Tuesday, April 14 noon to 5 pm

Institute-1 Shifting the Narrative: Messaging that Moves Hearts and Minds

Track 4 - Beginner, Intermediate, Advanced; Skyview 2

As our affordable housing movement builds momentum and grows power, we have a unique moment in time to capitalize on our issue growing to top of mind and top of conversation. What can we do to transform the narrative on housing justice, to grow public support and political will for solutions? This institute dives deep into research from coordinated narrative shift projects (spanning regional, state, and federal efforts) and guides audience members in workshopping key elements into applicable tools, frames, and content.

MODERATOR: Dr. Tiffany Manuel, TheCaseMade

PANELISTS: Michael Anderson, Housing Trust Fund Project Director, Center for Community Change; Ruth Bernstein, President & CEO, EMC Research; Kyle Block, Research Manager, Gradient Metrics; Jesse Kline, Senior Analyst, Lake Research; Alina Harway, Communications Director, Non-Profit Housing Association of Northern California; Jennifer Martinez, Chief Strategy Officer, PICO California; Elizabeth Stroud, Freelance Brand Strategist

Institute-2 Everything You Wanted to Know About Bonds, But Were Afraid to Ask

Track 6 - Beginner, Palm Room 1

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 the program's 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.

MODERATOR: Ben Barker, Financial Advisor, California Municipal Finance Authority

PANELISTS: Zorica Stancevic, Director of Training, California Housing Partnership; Claire Parisa, Senior Housing Finance Consultant, California Housing Partnership; Ron Lee, Shareholder, Jones Hall

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

Track 6 - Beginner, Palm Room 2

This Institute will provide in-depth coverage of the Affordable Housing and Sustainable Communities program. The goal is to develop knowledge about the program for newer participants and build on the existing knowledge of more advanced participants. The Institute will begin with an overview of the State's Cap-and-Trade program and will lead into detailed coverage of the program. The legislative requirements of the program such as addressing climate change and reducing greenhouse gas emissions will be discussed broadly and within the context of the program.

MODERATOR: Nicole Norori, Senior Housing Finance Consultant, California Housing Partnership

PANELISTS: Sally Greenspan, Senior Program Director, Statewide AHSC TA, Enterprise Community Partners, Inc.; Coral Abbott, Associate Planner, California Strategic Growth Council; Craig Shields, Section Chief, Affordable Housing and Sustainable, Communities Housing & Community Development

Institute-5 How to get the Investor Out of your Tax Credit Project for the Least Cost

Track 6- Beginner, Palm Room 4

This institute is targeted to nonprofit developers and owners of tax credit financed projects. Asset managers, board members, public agency lender and regulatory staff can also benefit. 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.

PRESENTER: Joel Rubenzahl, Emeritus, Community Economics

Institute-6 Tax Credit 101

Track 6 - Beginner, Palm Room 5

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 housing in California. This entry-level institute combines presentation and group exercises to successfully introduce the nuts and bolts of the tax credit program. We will discuss the differences between 9% and 4% federal tax credit programs, as well as the "old" (competitive) and "new" (enhanced) State tax credit programs. Please bring a calculator.

MODERATOR: Laura Kobler, Director, Sacramento Region, California Housing Partnership

PANELISTS: Gina Ferguson, Chief, Development Section, California Tax Credit Allocation Committee; Sherin Bennett, Senior Housing Finance Consultant, California Housing Partnership; Mengxin Zhou, Senior Housing Finance Consultant, California Housing Partnership

Institute-7 Successful Planning, Financing, and Closing: The Nuts and Bolts of an Affordable Housing Deal

Track 6 - Beginner, Palm Room 3

MODERATOR: Isabel Brown, Partner, Goldfarb & Lipman LLP

PANELISTS: Jeff Streiffer, Attorney, Goldfarb & Lipman LLP; Erik Ramakrishnan, Attorney, Goldfarb & Lipman LLP

Workshops

Session 1: Wednesday, April 15, 11:00 am to 12:15 pm

1-1 Justice System Integration for Complex Needs

Track 2 - Beginner, Palm Room 1

By embracing a "whatever it takes" approach to help stabilize unserved and underserved adults who are in detention/involved with the justice system and have histories of homelessness, Behavioral Health Services has focused on achieving clinical and housing stability for highly vulnerable populations. San

Diego's systems integration efforts are focused on providing access to supportive housing and offering an array of rehabilitative mental health services, intensive case management, housing, educational and employment supports. Evidence-based practices are integrated in treatment to reduce recidivism.

MODERATOR: Dexter Egleston, Senior Program Manager, CSH

PANELISTS: Dr. Piedad Garcia, Deputy Director, Town & Country B County Behavioral Health Services Adult/Older Adult System of Care; Mary Woods, Regional Director Town & Country B County & Arizona, Telecare; Ronda Brown, JD, Housing Director, Community Research Foundation

1-2 Understanding Your NOAH Inventory & Developing A Preservation Strategy

Track 6 - Beginner, Palm Room 2

To preserve NOAH we have to first understand the inventory. Once identified, how do we develop strategies to finance/incentive NOAH preservation?

The panel will share details on recently completed preservation studies in San Diego and the Bay Area, a survey of preservation finance best practices across the country, several case studies of completed NOAH preservation projects, and ideas for developing a preservation strategy.

MODERATOR: Danielle Mazzella, Preservation & Data Manager, California Housing Partnership

PANELISTS: James Yelen, Program Officer, Enterprise Community Partners, Inc.; Marcus Sproll, Housing Preservation Coordinator, San Diego Housing Commission; Peter Armstrong, Vice President of Real Estate Development, Wakeland Housing

1-3 Housing First Best Practices for Transitional Age Youth (TAY)

Track 2 - Beginner, Palm Room 3

California reports a growing number of unaccompanied homeless youth each year. Overall, 58% of the nation's unsheltered homeless youth reside in California. While the need to serve this population is great, oftentimes resources are limited. This panel will highlight existing resources, best practices, and program models in serving homeless youth under the age of 25 in transitional and permanent housing opportunities.

MODERATOR: Kristin Taylor, Director of Resident Services, EAH Housing

PANELISTS: Chris Hess, VP Resident & Community Services, SAHA; Maura Johnson, Director of Housing, Penny Lane; Ebony Young, Service Coordinator, SAHA

1-4 Riding Waves in a Desert: Understanding and Managing Water for Town & Country D's Affordable Housing

Track 2 - Beginner, Palm Room 4

California constantly monitors its water quality, access, and usage. Water transportation across the state is complex with about 470 independent water agencies delivering water to customers. This workshop will update attendees on new water laws that impact development projects and focus on how water and energy use are interconnected. Beyond understanding the water energy nexus, the audience will learn how entities are bundling energy and water savings to increase funding opportunities. The workshop will also examine the unique challenges for water systems in rural communities.

MODERATOR: Abigail Solis, Senior Community Development Specialist, Self-Help Enterprises

PANELISTS: Jessi Snyder, Community Development Manager, Self-Help Enterprises; Martha Lucey, Director of Business Development, RHA (pending); Michael Maroney, Senior Project Manager, TRC Energy Services

1-5 Building Healthy Homes: The Connection Between Resident Health and Energy Efficiency

Track 3 - Beginner, Palm Room 5

Residents' physical and mental health can be greatly impacted by their home's indoor environment and air quality. How can energy, health, housing, and transportation work together to make energy efficiency improvements in multifamily buildings and positively impact the residents' physical environment? Hear from leading health and energy experts about existing standards and learn how California programs are exploring the connection between health and energy. Attendees will learn how energy efficiency investments can improve health outcomes for vulnerable populations, including low-income households and disadvantaged communities.

MODERATOR: Susan Davison, Senior Project Manager, TRC Energy Services

PANELISTS: Michelle Nochisaki, Customer Programs Manager, Marin Clean Energy; Joe Medosch, Director of Business Development and Healthy Building Scientist, Hayward Score; Herminia Ledesma, Program Manager, Vista Community Clinic

1-6 Creating Partnerships for Equitable Transit-Oriented Development

Track 8 - Beginner, Palm Room 6

How can housing developers and transit agencies collaborate to maximize the community benefits of equitable transit-oriented development (TOD) and support California's climate goals? Join leaders from the Strategic Growth Council, BRIDGE Housing, San Francisco Bay Area Rapid Transit District, and Domus Development to learn why TOD works, discuss best practices for partnerships between transit agencies and developers, find out about funding opportunities through the Affordable Housing and Sustainable Communities Program, and explore how affordable transit-oriented housing might look in your own community.

MODERATOR: Louise Bedsworth, Director, Strategic Growth Council

PANELISTS: Cynthia Parker, President and CEO, BRIDGE Housing; Maurice Ramirez, President, Domus Development; Nicole Velasquez Avitia, Transportation Planning Manager, Los Angeles County Metropolitan Transportation Authority Abigail Thorne-Lyman, Manager of Transit-Oriented Development, San Francisco Bay Area Rapid Transit District

1-7 AB 1482 & Beyond: Statewide Just Cause, Rent Cap, and the Future of Tenant Protections

Track 1 - Beginner, Palm Room 7

Years of hard work by tenant advocates resulted in a historic victory in 2019: AB 1482, which introduced statewide just cause protections for tenants and a statewide rent cap. This workshop will place AB 1482 in context of the broader fight for tenant rights and explain what it does and doesn't do. Panelists will share issues and insights about AB 1482's implementation and explore what's next in the ongoing fight for tenant protections, including Costa Hawkins reform and the continuing battle for rent control.

MODERATOR: Alexander Prieto, Senior Attorney, Western Center on Law and Poverty

PANELISTS: Madeline Howard, Senior Attorney, Western Center on Law and Poverty; Christina Livingston, Executive Director, ACCE Institute; Francisco Dueñas, Executive Director, Housing Now!

1-8 Housing First Means Housing...First

Track 2 - Beginner, Town & Country A

State homeless advocates and leaders will detail the process in transforming California's state agency programs toward a Housing First orientation, focusing on the promise, outcomes, and challenges of implementing legislative intent to make California a Housing-First state. Hear from a practitioner on how a program focused on re-entry has seen results by operationalizing the housing first model. Throughout the workshop, the moderator and presenters will engage the audience in active discussion around solving barriers to implementation, engaging electeds in local communities and states, and answer questions.

MODERATOR: Christopher Martin, Housing California

PANELISTS: Ryan Izell, Los Angeles County Department of Health Services; Ali Sutton, Deputy Secretary on Homelessness; Sharon Rapport, Corporation for Supportive Housing

1-9 Impact of the Presidential Elections on Federal Housing Policy

Track 1 - Beginner, Town & Country B

This workshop will provide an update on how the Presidential elections are affecting federal housing funding and policy. Attendees will have a chance to pose their own questions and topics. We will discuss the outlook for key federal housing legislation including LIHTC, funding levels for key federal housing programs (including voucher renewals), the future of Fannie and Freddie, the National Housing Trust and Capital Magnet Funds, CRA regulatory reform, HUD policies attacking immigrants and other vulnerable populations, and priorities & opportunities for California advocacy.

MODERATOR: Matt Schwartz, President & CEO, California Housing Partnership

PANELISTS: Peter Lawrence, Director of Public Policy & Government Relations, Novogradac & Co.; Sarah Brundage, Senior Director of Public Policy, Enterprise Community Partners; Sarah Mickelson, Senior Director of Policy, National Low-Income Housing Coalition

1-10 Now is the Time: Shared Housing Development, Operations & Services Effectively Ending Homelessness

Track 2 - Intermediate, Town & Country C

In high-cost housing markets across California, there is a clarion call for alternative housing strategies such as shared housing. To exponentially expand successful housing options for people in homelessness sooner rather than later, this session introduces a comprehensive Shared Housing Toolkit Training, Models in Financing Shared Housing for New Construction, LifeArk's modular shared housing development, and The County of San Diego's plan to expand shared housing options across multiple housing strategies for all populations.

MODERATOR: Donna Gallup, LSW, EdD, Assistant Professor at Azusa Pacific University & CEO, DG Consulting

PANELISTS: Jamie Taylor, PhD, Senior Principal, LeSar Development Consultants; Paul Sungmin Cho, MBA, CFO, The Illumination Foundation ("IF"), Omar Passons, JD, County of San Diego, Health & Human Services Agency Director of Integrative Services

1-11 Housing and Child Care, A Changing Landscape: How Affordable Housing Developers Can Tackle Two Crises at Once

Track 8 - Intermediate, Town & Country D

It is well documented that California has a severe housing shortage and crisis. Meanwhile, challenges with the availability of quality childcare facilities and services throughout the state are becoming acute. The combined, rising costs of rent and childcare are a tremendous burden for California families, and an estimated 60% of families live in a childcare desert. Affordable housing developers are uniquely positioned to contribute valuable resources to both crises.

MODERATOR: San Diego Councilmember Chris Ward

PANELISTS: Eduardo Velasquez, Senior Manager of Research, Economic Development Corporation; Arnulfo Manriquez, President & CEO, MAAC; Giannina Perez, Senior Policy Advisor for Early Childhood, Office of Governor Gavin Newsom

1-12 Our California: Using Public Land to Address the Affordability Crisis

Track 1- Intermediate, Skyview 2

The lack of affordable housing across California is a matter of vital statewide importance and the State is working to expand housing opportunities through a new level of innovation and cooperation between

the public and private sectors. This workshop will provide an overview of recent surplus land policy, discuss the importance of this tool, and provide examples and resources. Presentations will include implementation of EO N-06-19 and a jurisdictional-level case study. Learn about this innovative policy tool and a model for replication!

MODERATOR: Sasha Wisotsky, Data & Research Manager, Housing Policy, California Department of Housing and Community Development

PANELISTS: Jason Kenney, Deputy Director, Real Estate Services Division, California Department of General Services; Pedro Galvao, Policy Director, Non-Profit Housing Association of Northern California (NPH); Mehgie Tabar, Housing Development Specialist, Housing Policy, California Department of Housing and Community Development

Session 2: Wednesday, April 15, 2:00 to 3:15 pm

2-1 Got Sites?

Track 1 - Intermediate, Palm Room 1

The state legislature has taken unprecedented actions over the past three years in tackling housing affordability, removing barriers to housing construction and jumpstarting housing production. Significant changes in Housing Element Law impact how communities will need to approach the Sixth Housing Element cycle. This panel will get participants up to speed on the opportunities and challenges the new legislation poses, the tools that can be used to achieve more affordable housing and share ways to frame the conversation about this paradigm shift in your community.

MODERATOR: Ada Chan, Regional Planner Association of Bay Area Governments/Metropolitan Transportation Commission

PANELISTS: Barbara Kautz, Goldfarb and Lipman; Josh Abrahms, Baird + Driscoll / 21 Elements; Ma'Ayn Johnson, South California Council of Governments Housing Program Manager

2-2 Partnering for Domestic Violence Survivors: Addressing Housing Needs Through Policy and Systems Change

Track 1 - Beginner, Palm Room 2

This session will examine housing instability and chronic homelessness through the lens of domestic violence and address state and local policy and system change needed to better address the needs of survivors. Presenters will discuss strategies implemented in two communities and replicable statewide, and tools for centering those with lived experience in the work.

MODERATOR: Krista Niemczyk, Public Policy Manager, California Partnership to End Domestic Violence

PANELISTS: Ja'Nai Aubry, Housing and Gender Justice Staff Attorney, Family Violence Law Center; Elizabeth Eastlund, LCSW, Executive Director, Rainbow Services; Amy Turk, LCSW, Chief Innovation Officer, Downtown Women's Center

2-3 Shifting the Narrative: Turning Research into Action!

Track 4 - Intermediate, Palm Room 3

Turn research into action! New message research offers exciting opportunities to drive a new narrative across California that educates, agitates, and mobilizes the public in support of our affordable housing projects, campaigns, and movement. Building directly from the keynote plenary, this workshop shares the details of research being advanced in California specifically, and digs in with the statewide Represent Together narrative campaign to explore how to embed narrative findings into your work -- and how this creates a foundation of success for our movement's campaigns ahead.

MODERATOR: Jennifer Martinez, Chief Strategy Officer, PICO California

PANELISTS: Alina Harway, Communications Director, Non-Profit Housing Association of Northern California; Graeme Erickson Joeck, Advocacy Strategist, Chan Zuckerberg Initiative

2-4 Pathway to Success: Building Blocks for Powerful Asset Management

Track 6 - Beginner, Intermediate, Palm Room 4

Once your LIHTC project is Placed in Service, now what? This panel of seasoned Asset Managers will present how they monitor, track, and make adjustment through the 15-year compliance period of LIHTC projects. Emphasis will be placed on analysis via benchmarks from inception through Y15, how the capital account can be impacted, and development of early warning systems to ensure no project becomes an unexpected liability and maintains financial sustainability. Beginners are encouraged and welcome!

MODERATOR: Lauren Maddock, Senior Housing Finance Consultant, California Housing Partnership

PANELISTS: Katherine Fleming, Vice President of Portfolio, BRIDGE; Marianne Lim, Director of Portfolio Finance and Policy, EAH Housing; Kim Duran, Senior Asset Manager, Mercy Housing Los Angeles

2-5 Follow the Money: Banks, Speculators, and the Housing Crisis

Track 4 - Beginner, Palm Room 4

In this panel, we will reveal how banks and financial actors play a key role in fueling the housing crisis; explore local, state and national policies to address the issue; and identify specific actions that audience members can take to hold financial institutions accountable to our communities.

MODERATOR: Kevin Stein, Deputy Director, California Reinvestment Coalition

PANELISTS: Nikki Beasley, Executive Director, East Bay Neighborhood Housing Services; Bert Fuess, Senior Vice President Investments, Silicon Valley Community Foundation; Zachary Murray, Program Manager, Oakland Community Land Trust

2-6 Building and Sustaining Partnerships to Advance the Preservation of Occupied, Unsubsidized Housing

Track 8 - Beginner, Palm Room 6

As the preservation of occupied, unsubsidized properties continues to gain traction as an anti-displacement and permanent affordable housing strategy, there is a clear need for new approaches and partnerships to ensure success. Oftentimes this means collaboration between a diverse range of actors, including non-profit developers, grassroots tenant organizations, local public sector agencies, and residents. This panel will explore how practitioners from across sectors and roles are building sustained relationships to advance this work in both the Bay Area and the greater Los Angeles area.

MODERATOR: James Yelen, Program Officer, Enterprise Community Partners – Northern California

PANELISTS: Elizabeth Wampler, Initiative Officer – Great Communities Collaborative, San Francisco Foundation; Caroline McCormack, Project Manager, San Francisco Mayor’s Office of Housing and Community Development; Chul Gugich, Senior Acquisitions Manager, Abode Communities

2-7 Making the Difference: Peer Support in Housing

Track 7 - Beginner, Palm Room 7

Approaches that incorporate supportive housing staff who have lived expertise provide invaluable supports which are essential in engaging individuals who are currently seeking pathways out of homelessness and supporting them in their housing stability. Join this lively panel for an overview of research into Peer Supports and housing, along with San Diego’s experience of implementing the Tenant Peer Support Services (TPSS) program using both leasing and developed approaches to supportive housing.

MODERATOR: Dexter Egleston, Senior Program Manager, CSH

PANELISTS: Jeffrey Najarian, Wellness Coordinator, Wakeland Housing and Development Corporation; Lucky Michael, Program Manager, Alpha Project

2-8 Tenant Fights, Our Fights: Trump Administration Attacks on Immigrants and Fair Housing Protections

Track 4 - Beginner, Town & Country B

Affordable housing has become a major staging ground for the Trump Administration’s war against immigrants. The “public charge” and “mixed status family” rules have already intimidated immigrants who are fearful of applying for, or keeping, the benefits to which they are legally entitled. The Trump Administration is also working to curtail fair housing protections for communities of color, persons with disabilities, and members of the LGBTQ community. Learn about these policies and how we must join with our residents to fight back.

MODERATOR: Elissa Dennis, Executive Director, Community Economics

PANELISTS: Renee Williams, National Housing Law Project; Arianna Cook-Thajudeen, National Housing Law Project

2-9 From HCD Programs to New Homes for Californians: What's the Right Match for Your Projects?

Track 4 - Beginner, Town & Country C

It is an exciting time for affordable housing development in California as the State's Department of Housing and Community Development (HCD) rolls out significant new funding across a number of existing and new programs. Join us for a discussion with panelists from HCD, financial and technical consulting providers, and a developer to learn the differences between the programs, how HCD itself intends the various programs to be used, and techniques for deciding which program(s) will be the best fit for your projects.

MODERATOR: Mengxin Zhou, Senior Housing Finance Consultant, California Housing Partnership

PANELISTS: Jennifer Seeger, Assistant Deputy Director, Division of Financial Assistance, California Department of Housing & Community Development; Sally Greenspan, Director, Enterprise Community Partners; Felix AuYeung, Director of Business Development, MidPen Housing Corporation

2-10 Measure HHH: Lessons Learned in Financing and Developing Supportive Housing

Track 2 - Intermediate, Town & Country D

Advocates and critics across the country are looking to Los Angeles to see what transpires out of this historic \$1.2 billion bond measure. A multi-sector panel will discuss this high-profile supportive housing funding source from the financing, local government and developer viewpoints, including the challenges – both expected and unforeseen – and what other municipalities can learn from this experience.

MODERATOR: Steve Spielberg, Director of Business Development, EAH Housing

PANELISTS: Rochelle Mills, President & CEO, Innovative Housing Opportunities; Jodi Enos, LIHTC Project Manager, US Bank (pending); Ed Gipson, Director of Finance and Development, HCIDLA (pending)

2-11 Preserving Manufactured Home Communities (MHCs) - Ownership Options

Track 3 - Intermediate, Skyview 2

Manufactured homes provide a relatively affordable home ownership option for many Californians. They represent 4% of the state's housing stock - over 20% in many smaller counties. Unfortunately, most homes are located on rented spaces in MHCs. Owning a home on rented land has many risks, including rent increases, poor maintenance and community closures. Moving MHCs from profit-motivated owners to ownership by the residents or nonprofit corporations are the best ways to address these risks.

MODERATOR: Jerry Rioux, CCRH Board Member

PANELISTS: Suzanne Taylor, President/CEO, Augusta Communities; Paul Bradley, President, ROC USA; E. Kim Coontz, Executive Director, California Coalition for Rural Housing; Matthew Warren, Staff Attorney, Western Center on Law & Poverty

Session 3: Wednesday, April 15, 3:45 to 5:00 pm

3-1 California's New Fair Housing Regulations and Protections Against Housing Discrimination

Track 1 - Intermediate, Palm Room 1

While the Trump administration continues its campaign to roll back civil rights protections, California's Fair Employment and Housing Council's new regulations will help ensure our anti-discrimination laws remain an effective tool for promoting housing choice and integration.

MODERATOR: Madeline Howard, Senior Attorney, Western Center on Law & Poverty

PANELISTS: Scott Chang, Director of Litigation, Housing Rights Center; Marie Claire Tran Leung, Senior Attorney, Shriver Center on Poverty Law; Ugochi Anaebere-Nicholson, Directing Attorney, Public Law Center

3-2 Using a Trauma-Informed Approach in Planning, Design & Operations

Track 7 - Beginner, Palm Room 2

What is a “trauma-informed” approach and how can we use this perspective across different phases of a permanent supportive housing or special needs project? Learn from industry experts on how they have successfully integrated this evidence-based practice within their own organizations and operations.

MODERATOR: Steven Shum, Associate Director, CSH

PANELISTS: Lacheryl Porter, COO, St. Joseph Center; Tim Koehler, Director of Supportive Services, EAH Housing; Vijay Sehgal, Partner, FSJ Architects

3-3 Going All-Electric and Getting Rid of Gas

Track 3 - Intermediate, Palm Room 4

The goal of reducing greenhouse gas is noble, but what are the implications of going all-electric and what does it cost? Eliminating gas from your building greatly simplifies piping, but the electrical upsizing can complicate things. This workshop will explore the pros and cons of going all-electric, including electric water heating.

MODERATOR: Renner Johnston, Principal, Mogavero Architects

PANELISTS: Matt Lewis, MidPen Housing; Sean Armstrong, Redwood Energy; Will Vincent, Southern California Edison

3-4 Increasing Housing Stability in the Tax Credit Program: The Need for Stronger Policies to Protect LIHTC Tenants

Track 1 -Beginner, Palm Room 5

Unlike most other affordable housing programs, the tax credit program has few built in safeguards to protect tenants. This lack of protections coupled with very little monitoring of properties after tax credits are issued, has resulted in some bad actors violating the rights of tenants (and in some instances mass displacement)-with little recourse. This workshop will focus on why California must make the rights of LIHTC tenants and applicants a priority, including a discussion of policy solutions to address this important affordable housing issue.

MODERATOR: Kara Bordfuehrer, Staff Attorney, National Housing Law Project

PANELISTS: Pablo Zatarain, Executive Director, Fair Housing Napa Valley; Inas Hyatt, Community organizer; founder, Action Leisure Terrace; Natalie Minev, Staff Attorney, Legal Aid Foundation of Los Angeles

3-5 Refusing the Right of First Refusal: New Threats to Year 15 Non-profit Purchases

Track 6 -Beginner, Palm Room 6

At the end of the 15-year tax credit compliance period, when investors have taken their anticipated tax benefits, nonprofits expect to assume ownership through a smooth investor exit and maintain properties as affordable for years to come. Some investors and “aggregators” who purchase investor interests have begun a disturbing trend of refusing to honor Right of First Refusal language in partnership agreements and demanding large cash payouts. Learn what to look for and how we can protect properties from these unscrupulous actors.

MODERATOR: Elissa Dennis, Executive Director, Community Economics

PANELISTS: David Davenport, Shareholder, Winthrop & Weinstine; Joel Rubenzahl, Emeritus, Community Economics

3-6 Democratizing Resilience and Disaster Recovery

Track 4 -Intermediate, Palm Room 7

Wildfires, drought and earthquakes hurt frontline communities and communities of color more than any other group and are least assisted by recovery efforts often controlled by the private sector and business community. The workshop will explore how community organizations, philanthropy and local government can prepare for and respond to disasters in ways that those communities receive the assistance they need. We will explore key moments of influence during the preparation and recovery period.

MODERATOR: Rich Gross, Senior Advisor, Enterprise Community Partners

PANELISTS: Ben Wickham, Director of Housing and Neighborhood Initiatives, Sonoma County Community Development Commission; Alan Kwok, Director, Disaster Resilience, Northern California Grantmakers; Alex Acuna, Program Fellow, Disaster Recovery and Resilience, Enterprise Community Partners

3-7 Hot Topics in Tax-Exempt Bond Financing

Track 6 -Intermediate, Town & Country B

Bonds have gone competitive in California and you're one of the lucky ones. Now how do you pick the best financing structure? Tax-exempt financing options are many, but the landscape is changing, and the issues are increasingly complex. Cash-collateralized public sale vs private placement? Fannie/Freddie? Fixed vs. Floating? The "1/8th rule? CalHFA? Rural developments? Permanent Supportive Housing financing? This diverse panel of experts will untangle the web and present the latest structuring options to help you get the most bang for your buck.

MODERATOR: Richard Mandel, Director of Financial Consulting, California Housing Partnership

PANELISTS: Wade Norris, Partner, Norris, George & Ostrow; Perica Bell, Southern California Market Manager, Union Bank; Kenji Tamaoki, Principal, PGIM Real Estate Finance

3-8 Why Developers Should RUN to Organize Their Residents: A Discussion Among Nonprofit Developer EDs

Track 4 -Beginning, Town & Country C

Executive directors of nonprofit affordable housing developers will discuss why they participate in Housing CA's Residents United Network (RUN) and why organizing residents at the local and state level helps residents, developers, and communities. (And they'll discuss the challenges too.)

MODERATOR: Tori Truscheit, Lead Statewide Organizer, Housing California

PANELISTS: Tom Collishaw, Self-Help Enterprises; Roberto Jimenez, Mutual Housing; Sharon Cornu, St. Mary's Center (pending); Susan Reynolds, Community Housing Works (pending)

3-9 From Research to Reality: Aligning Affordable Housing Efforts with Actions to End Homelessness

Track 2 -Intermediate, Town & Country D

This session will focus on deciphering the complicated funding jigsaw puzzle for new affordable housing projects and garnering the political and community will in support of your efforts. Panelists from local, state and federal perspectives will discuss projects from the conceptual stages to the planning and permitting process to the ceremonial groundbreaking and ribbon cutting events. Attendees will learn and have a chance to dialogue about specific strategies on how to align affordable housing efforts with actions to end homelessness.

MODERATOR: Helene Schneider, Regional Coordinator: U.S Interagency Council on Homelessness

PANELISTS: Alaicia Sutton, Deputy Secretary of Homelessness; CA Business, Consumer Services and Housing Agency (BCSH); Rob Fredericks, President/CEO: Housing Authority of the City of Santa Barbara

Session 4: Thursday, April 16, 9:00 to 10:15 am

4-1 Furthering AFFH - Implementation of AB 686 in California

Track 5 -Intermediate, Palm Room 1

Unlike most other affordable housing programs, the tax credit program has few built in safeguards to protect tenants. This lack of protections coupled with very little monitoring of properties after tax credits are issued, has resulted in some bad actors violating the rights of tenants (and in some instances mass displacement)-with little recourse. This workshop will focus on why California must make the rights of LIHTC tenants and applicants a priority, including a discussion of policy solutions to address this important affordable housing issue.

MODERATOR: Megan Haberle, Deputy Director, Poverty & Race Research Action Council

PANELISTS: Renee Williams, Staff Attorney, NHLP (pending); Madeline Howard, Senior Attorney, WCLP (pending); Nadia Aziz, Directing Attorney, Law Foundation of Silicon Valley; Megan Kirkeby, Assistant Deputy Director for Fair Housing, HCD

4-2 Let's Get to Work: Cross-sector Collaboration in Los Angeles to Promote Employment for Jobseekers Experiencing Homelessness

Track 8 -Beginner, Palm Room 2

Employment is critical in the shift from instability to thriving for individuals experiencing homelessness. Learn how Los Angeles County is addressing quicker connections to employment services and jobs for homeless jobseekers by using evidence-based employment models. Understand what it takes to move away from public benefits and into the workforce, and how to support that transition to increasing income. Hear about impact of a job in housing stability first-hand, and how we, as a community, can create job opportunities for those who need it most.

MODERATOR: Dara Papel, Senior Program Manager, CSH

PANELISTS: Caroline Torosis, Director, Economic and Business Development, Los Angeles County Workforce Development, Aging and Community Services (WDACS); Kelvin Driscoll, Program Director, General Relief & GROW Program, Los Angeles County Department of Public Social Services (DPSS); Evelyn Garcia, Senior Program Officer, Economic Mobility, United Way of Greater Los Angeles; Pamela Marshall, Case Manager, Skid Row Housing Trust

4-3 Keeping Educators in the Community: Attraction, Retention and Educator Housing

Track 8 -Intermediate, Palm Room 3

Using two projects, one in the Bay Area in predevelopment and one in Los Angeles in operations, and a walk through of fair housing issues specific to educator housing, the panel will discuss what it takes to create educator housing and its particular challenges from the developer, local government and legal perspectives.

MODERATOR: Lisa Motoyama, Sr. Affordable Housing Finance Consultant, Community Economics

PANELISTS: M. David Kroot, Attorney, Goldfarb and Lipman; Amy Chan, Director of Policy and Legislative Affairs, SF Mayor's Office of Housing and Community Development; Lara Regus, SVP of Development, Abode Communities

4-4 Changing the Frame - Purposeful Partnerships with Lived Expertise

Track 4 -Intermediate, Palm Room 4

Communities engaged in the work of ending homelessness are greatly supported when they include meaningful partnerships with those who have experienced homelessness. This workshop will cite examples of successful campaigns and programming designed and implemented in collaboration with lived expertise.

MODERATOR: Ann English, Senior Program Manager, CSH

PANELISTS: Tommy Newman, Senior Director, Impact Initiatives, United Way of Greater LA; Amy Turk, CEO, Downtown Women's Center; Millie Brown, Lived Expertise Partner, CSH Speak Up!

4-5 Measure What Matters: Indicators of Property Performance

Track 6 -Beginner, Palm Room 5

Communities engaged in the work of ending homelessness are greatly supported when they include meaningful partnerships with those who have experienced homelessness. This workshop will cite examples of successful campaigns and programming designed and implemented in collaboration with lived expertise.

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

PANELISTS: Kyle Attenhofer, Vice President of Asset Management, MidPen Housing Corporation; Elaine Magil, Assistant Director, TCAM Asset Management

4-6 Community Engagement: Beyond Checking the Box

Track 8 -Beginner, Palm Room 6

Community engagement can be daunting, but a well-structured approach provides a rich opportunity to include diverse voices in the design and development process. This panel will provide practical tools to foster resident leaders, empower marginalized communities, and strengthen projects and neighborhoods. Honesty, active listening, data collection, storytelling, and social events can reveal new possibilities. By offering true curiosity and providing communities an authentic way to engage, we can invigorate designs and uplift voices in the neighborhoods in which we work.

MODERATOR: Daniel Simons, Principal, David Baker Architects

PANELISTS: Annie Ledbury, Creative Community Development Manager, East Bay Asian Local Development Corporation; Abby Potluri, Associate Director of Housing Development, MidPen Housing Corporation; Amy Bayley, RSM, Vice President, Mercy Housing

4-7 New State of California Resources for Moderate Income Housing – How to Make them Work in Practice

Track 1 -Intermediate, Palm Room 7

The State of California has new resources to finance projects that include a moderate-income housing. Our panel will discuss the benefits of mixed income development to improve the delivery of multifamily units, show how developers can proforma their deals with this new funding, and discuss how affordable housing developers can get comfortable with the market risk inherent in developing moderate income housing units.

MODERATOR: Liz Tracey, Vice President, Business Development, Jamboree

PANELISTS: Lisa Motoyama, Senior Affordable Housing Finance Consultant, Community Economics Inc.; Kim McCay, Executive Vice President, BRIDGE Housing Corporation (pending); Darren Bobrowsky, SVP Capital Markets, USA Properties Fund

4-8 Homelessness Hot Topics

Track 2 -Beginner, Town & Country B

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: Christopher Martin, Legislative Advocate, Housing California

PANELISTS: Sharon Rapport, Director, California State Policy, CSH; Steve Russell, Executive Director, San Diego Housing Federation

4-9 Advancing Racial Equity and Housing Justice at Your Organization

Track 5 -Beginner, Town & Country C

Learn from three different housing organizations on how they operationalized a racial equity focus in their daily work. These organizations will share how they developed an internship program that promotes diversity and leadership development, created staff committees, modified hiring and contracting practices, and continue the conversation around race internally and externally.

MODERATOR: Monica Joe, Racial Equity and Inclusion Program Manager, Non-Profit Housing Association of Northern California

PANELISTS: Gisela Salgado, Program Manager, California Coalition for Rural Housing; Peggy Lee, Deputy Director, Non-Profit Housing Association of Northern California; Lillian Lew-Hailer, Vice President of Housing Development, MidPen Housing Corporation

4-10 Brownfields to Housing – One Solution to California’s Lack of Affordable Housing

Track 8 -Beginner, Town & Country D

How do we create more housing stock, when market forces make land increasingly more expensive? Brownfields redevelopment is not new, but revolutions in technology and an evolution of the regulatory landscape, has, in many cases, made it easier to convert brownfields to housing.

Conversely, there is an ever-growing list of impediments to getting multi-family projects approved, such as new statewide guidance for vapor intrusion, which may stall, increase cost for, and/or extend project schedules by months or years.

Our panel explores this important topic.

MODERATOR: Brad Wiblin, Senior Vice President, Development, Bridge Housing

PANELISTS: Ignacio Dayrit, Policy Director, Center for Creative Land Recycling; Daniel Johnson, Vice President, and National Partner for Brownfields, SCS Engineers; Jason Bradley, CPCFA (State Treasurers Office), Program Lead CalReUse and Prop 1C Brownfields/Affordable Housing Funding Initiative (pending)

Session 5: Thursday, April 16, 10:45 am to noon

5-1 Tax Credit Equity FUNding: Market Trends in the New State Credits Era

Track 6, Intermediate, Palm Room 2

Tax credit investor pricing, terms, and trends. Hitting the snooze button? Well wake up! Join us for a highly interactive, informative, and entertaining panel discussion on how the California tax credit market has evolved two years post-tax reform, and how investors are approaching the new \$500M of State Tax Credits. You’ll walk away with a better understanding of the market and how to structure your development to attract the best bids. The investor panel puts the FUN back in equity FUNding, guaranteed!

MODERATOR: Claire Parisa, Senior Housing Finance Consultant, California Housing Partnership & Zohreh Khodabandelu, Senior Affordable Housing Finance Consultant, Community Economics

PANELISTS: A diverse panel of California tax credit equity investors

5-2 Making Marketing to Placement Pain Free

Track 7, Beginner, Palm Room 3

In most of California, the system for seeking and applying for affordable housing is painfully inefficient for housing seekers and providers. The complex, opaque process discourages many, particularly less-educated, non-white, or non-native English speakers. The system, with thousands of applicants and long, stale waiting lists, is not good for housing providers either. Discuss and share the marketing through placement challenges with developers, leasing agents, and city staff, and learn about ways to address these issues through technological innovation.

MODERATOR: Barbara Deffenderfer, Housing and Community Development Specialist San Mateo County Department of Housing

PANELISTS: Val Vali, Director of Data and Measurement, Habitat for Humanity, Orange County; Barry Roeder, Strategic Initiatives Manager, Mayor's Office of Housing and Community Development San Francisco; Melissa Heffernan, Senior Affordable Housing Program Manager at Equity Residential

5-3 Best Practices in Supportive Housing Lease-Ups

Track 7, Intermediate, Cross-Reference Track 2, Palm Room 4

Keeping residents stable in supportive housing is challenging enough but it is increasingly more complicated to engage referrals and get them into housing in the first place. Applicants lacking sufficient documentation, working with new and evolving systems such as the Coordinated Entry System, together with layered capital and rental assistance funding, all can be enough to send a seasoned staff person over the edge! Learn from four communities across the state regarding best practices for leasing up supportive housing and how to avoid potential pitfalls.

MODERATOR: Marc Tousignant, Senior Program Director, Enterprise Community Partners

PANELISTS: Tricia Tasto Levien, Supportive Housing Director, Wakeland Housing and Development Corporation; Judson Brown, Housing Division Manager, Community Development Agency, City of Santa Ana; Leslie Bilbro, Coordinated Entry Program Manager, Department of Homelessness and Supportive Housing, City and County of San Francisco

5-4 Constitutional Crossroads, Article 34 Remnant of a Bygone Era

Track 5, Intermediate, Palm Room 5

Article 34 of the California State Constitution requires a vote of the people to approve the expenditure of public funds on housing for low-income households. Enacted in 1950, the provision's implications have been multi-faceted, including continued segregation in many parts of the state. This workshop explores the roots of Article 34, how it has changed over the years because of regulatory practice and court rulings and considers an initiative to bring the Article's repeal to voters in 2020.

MODERATOR: Tunua Thrash Ntuk, LISC Los Angeles

PANELISTS: Carol Ornelas, Visionary Home Builders; Zak Castillo Krings, Senator Ben Allen's office; David Koenig, Koenig Consulting

5-5 Building Transformative Leadership

Track 4, Beginner, Palm Room 6

Discover how various organizations across the state are uplifting resident voices to advance equitable policies and solutions. Participants will learn from panelists the tools required for developing successful resident engagement programs as well as learn the direct impacts of leadership opportunities – how transformative leadership building can engage an affordable housing resident to grow from an advocate into a candidate for city council, and other examples.

MODERATOR: Dolores Tejada, Lead Organizer, East Bay Housing Organizations (EBHO)

PANELISTS: Tiffany Wong, Advocacy Coordinator, EAH Housing; Resident Leaders

5-6 Building the Next Workforce: Partnerships with Construction Trades Unions

Track 8, Intermediate, Palm Room 7

The supply of skilled construction workers is critical to building housing that California needs. Public and private funding sources are available for projects to support quality labor standards. This workshop will discuss how partnerships between developers/contractors and building trades unions can create construction careers for local communities and pathways out of poverty through joint labor-management apprenticeships.

From a developer's perspective, the La Guadalupe project in Boyle Heights (Los Angeles) presents a unique opportunity to partner with the community, labor, contractors and the school district.

MODERATOR: Gretchen Newsom, California Employment Training Panel and IBEW Local 569

PANELISTS: Ted Chandler, Managing Director/Regional Operations, AFL-CIO Housing Investment Trust; Vanessa Delgado, Founding Partner, Azure Development; Scott Littlehale, Sr. Research Analyst, Northern California Carpenters Regional Council

5-7 Land Use and Finance Hot Topics

Track 1, Beginner, Town & Country B

Interact directly with housing policy experts and get an inside look at the policy themes dominating the state in 2019. Gain 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: Luke Villalobos, Legislative Advocate, Housing California

PANELISTS: Mark Stivers, California Housing Partnership; Marina Wiant, California Housing Consortium; Anya Lawler, Western Center on Law and Poverty; Brian Augusta, California Rural Legal Assistance Foundation

5-8 Taking Success to Scale: Flexible Housing Pool

Track 2, Beginner, Town & Country C

The goal of a Flexible Housing Subsidy Pool (FHSP) is to secure quality housing for people who are experiencing homelessness and leverages private and public funding sources, including philanthropic investments. An FHSP operates with a range of different funding streams to provide individualized rental subsidies, housing search, move-in costs, and intensive case management services provided by local community organizations, using a "whatever it takes" approach. This advanced conversation will draw on lessons from LA's FHSP and similar efforts around the state of CA as well as focus on key elements of success: innovative thinking, nimble government partners, and streamlined contracting processes.

MODERATOR: Bill Pitkin, Consultant

PANELISTS: Danielle Wildkress, Brilliant Corners; Cheri Toduroff, Housing for Health; Andrea Evans, Tipping Point

5-9 Where's the Healing Beyond the Housing

Track 8, Intermediate, Town & Country D

It probably doesn't take much convincing that providing affordable housing is both necessary and good. However, what if providing affordable housing could be significantly more than just good? What if the design and operation of affordable housing could stretch beyond brick and mortar to harness deep healing for both residents and practitioners, while also addressing profound social inequities? This

robust panel brings together leaders across the state committed to cultivating healing beyond housing and they are excited to share with everyone their tools.

MODERATOR: Brandon Jones, Cultural Resilience Program Director, Enterprise Community Partners

PANELISTS: Jack Lahey, Vice President of Case Management, Skid Row Housing Trust; Jen Leland, Center Director, Trauma Transformed; Edgar Perez, Property Manager, Mercy Housing

5-10 PACE & Supportive Housing --An Emerging Solution for Ending Homelessness Among Older Adults

Track 2, Intermediate, Skyview 3

Homelessness amongst Older Adults (OA) is increasing exponentially, challenging us to urgently identify solutions. Hear cutting-edge data regarding homelessness and aging, and creative solutions. Examine supportive housing (SH) partnerships focused on OA with chronic health conditions utilizing PACE (Program of all-Inclusive Care for the Elderly), which provides extensive care coordination/wraparound services to enable nursing home-eligible seniors (as many homeless older adults are) to live safely. Learn of successful and emerging SH partnerships San Diego, the East Bay, and elsewhere.

MODERATOR: Simonne Ruff, Director, Corporation for Supportive Housing

PANELISTS: Margot Kushel, M.D., Professor of Medicine, UCSF and Director of the UCSF Center for Vulnerable Populations; Linda Trowbridge, CEO, Center for Elders' Independence, Oakland; Cheryl Wilson, CEO, St. Paul's Senior Services, San Diego

Session 6: Thursday, April 16, 2:15 to 3:30 pm

6-1 Best Practices for Permanent Supportive Housing Design

Track 3, Beginner, Palm Room 1

Permanent Supportive Housing has unique design challenges. Developers must ensure adequate space for resident services, property management, security, and maintenance. Please join our panelists as they describe their experiences with the design of various PSH communities. They will describe what features in their buildings work and what they would like to include in future projects.

MODERATOR: Michael Santero, Director of Asset Management, First Community Housing

PANELISTS: Bianey Martinez, Asset Manager, First Community Housing; Jon White, Director of Real Estate Development, Abode Services; Sierra Atilano, Chief Real Estate Officer, Skid Row Housing Trust

6-2 Addressing Rural and Tribal Data Gaps

Track 4, Intermediate, Palm Room 2

Data is sovereignty. California's non-urban places are innovative and full of abundance; rural solutions are progressive and inclusive. Yet, rural and tribal places are disenfranchised when reliable, verified, regularly updated data is not available. Without being able to self-assess, we have limited power to self-direct. Following up on the 2019 session and through a new initiative established in response by Enterprise Community Partners, a panel of rural development experts will discuss what is now being done to address rural and tribal data gaps.

MODERATOR: Jack Forinash, Executive Director, Blue Sky Center

PANELISTS: Alicia Sebastian, Director of Housing and Community Development Programs, California Coalition for Rural Housing; Erika Holzhauer, Rural Development Specialist, Rural Community Assistance Corporation; Ann James, Program Officer – Research & Analytics (Knowledge, Impact, & Strategy Department), Enterprise Community Partners

6-3 Increasing Access to Affordable Housing: Equitable Funding Strategies for Individuals with Intellectual and Developmental Disabilities

Track 5, Beginner, Palm Room 3

Expenditure data from the Department of Developmental Services (DDS) indicates that White individuals with intellectual and developmental disabilities (ID/DD) received more funding than other racial groups, to access services and supports from California's network of 21 Regional Centers. DDS provides funding to Regional Centers that is intended to increase community integration among individuals with ID/DD, regardless of race, ethnicity, language and other protected characteristics. Collaboration among developers and Regional Center-funded supportive services can increase access to affordable housing.

MODERATOR: Yvonne McCuiston Tucker, M.S.W., Chief, Office of Community Development, Department of Development Services (DDS)

PANELISTS: Jan Stokley, Executive Director, Housing Choices; Joanna Carman, Director of Housing Development, MidPen Housing Corp.; James Morgan, Housing Finance Project Manager, Office of Community Development, Department of Developmental Services

6-4 Repositioning Public Housing: Opportunities within HUD to Better Preserve and Revitalize this Critical Housing Stock

Track 6, Beginner, Palm Room 4

This workshop is intended to explain and describe HUD's initiative to reposition public housing. HUD repositioning means facilitating the preservation, rehabilitation, or demolition and new construction of units by increasing access to financing to address capital needs. Preservation is by the availability of affordable housing assistance either through a physical unit or voucher. Four strategies will be described. Public Housing Authority with experience in one of more strategies will describe their experience. Question & Answer time will be interspersed in the workshop.

MODERATOR: Jennifer Estrella, Portfolio Management Specialist, U.S. Department of Housing and Urban Development

PANELISTS: Dan Esterling, Program Analyst, Office of Field Operations, HUD; James Isaacs, Division Director, Special Application Center; Lydia Ely, Director of Public Housing Initiatives, San Francisco Mayor's Office of Housing

6-5 Faster, Better Cheaper - Key Learnings in the Fight to Reduce Costs in Affordable Housing

Track 3, Intermediate, Palm Room 5

Affordable housing production and operating costs are astronomical. Codes, regulations and an overheated housing market are driving costs even higher. The cost and complexity of operating these building systems is increasingly challenging as well. This workshop will share cost containment strategies and innovations from forward-thinking affordable housing developers throughout the state.

MODERATOR: Robert Fortunato, Principal, ForStrategy Consulting

PANELISTS: Tara Barauskas, Executive Director, Community Corporation of Santa Monica; Alex Russell, Executive Vice President, Many Mansions; Sarah White, Director of Development, Bridge Housing

6-6 Rewriting the Elevator Speech on Homelessness

Track 4, Beginner, Palm Room 7

We must debunk the myths surround the problem of confusing the people who are experiencing homelessness as the problem. As important, we can't engage others if we don't have the talking points to confidentially reframe the narrative and advocate for Permanent Housing.

Experts with lived expertise will debunk the top five myths in the homeless sector. Small group breakouts will follow to develop scripts to combat each myth. Participants will leave the session with talking points to start discussions back in their communities.

MODERATOR: Anne Miskey, CEO, Union Station Homeless Services

PANELISTS: Shawn Morrissey, Director of Advocacy and Community Engagement, Union Station Homeless Services; Channa Grace, Executive Director, WORKS (Women Organizing, Resources, Knowledge and Services); Dorothy Edwards, Enrichment Services Coordinator, Housing Works of California

6-7 Voices for Racial Justice Case Studies: How Community Voices Can Create Just, Beautiful and Place-based Housing

Track 5, Intermediate, Town & Country B

How do we activate and amplify the voices within our communities to achieve racial justice in housing and make great places? How can communities establish housing as social and cultural infrastructure, housing that both stabilizes and celebrates communities of color? In this workshop, we will discuss how grassroots organizing and advocacy, deep engagement on design and programming, and affirmative marketing plans played out on innovative affordable housing along the west coast, with a goal of demonstrating broader applicability for any community coping with rapid change.

MODERATOR: Anne Torney, Partner, Mithun

PANELISTS: Karoleen Feng, Director of Community Real Estate, Mission Economic Development Agency; Remy De La Peza, Principal, Morena Strategies; Chris Persons, CEO, Capitol Hill Housing

6-8 Housing, Health and Hope: A Countywide, Cross-Sector Commitment

Track 8, Intermediate, Town & Country C

Lake County, CA has been devastated by poverty, wildfires and lack of affordable housing. In response our community began to collaborate across sectors to solve the growing homelessness crisis. In this session, you'll learn how health systems, social services, local government and non-profits are partnering to create housing models and improve health outcomes. Concepts including how to structure a community collaborative, build shared data and outcomes, collaboratively intervene with vulnerable community members and translate lessons learned into systematic process improvements for the county agencies.

MODERATOR: Rev. Shannon Kimbel-Auth, Manager, Community Integration, Adventist Health Clear Lake

PANELISTS: Allison Panella, Executive Director, Hope Rising; Todd Metcalf, Director, Lake County Behavioral Health; Todd Metcalf, Director, Lake County Behavioral Health

6-9 CTCAC/CDLAC Update

Track 1, Intermediate, Town & Country D

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

MODERATOR: Evan Kass, Senior Program Manager, California Debt Limit Allocation Committee

PANELISTS: Judith Blackwell, Executive Director, Tax Credit Allocation Committee and California Debt Limit Allocation Committee; Anthony Zeto, Deputy Executive Director, California Tax Credit Allocation Committee