



2016 Annual Conference

Pre-Conference Institutes and Workshops

Pre-Conference Institutes

Tuesday, April 12, 2016 12:00 – 5:00 PM

Institute-1 Tax Credits 101

Beginner, Room #

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 entry-level institute combines presentations and group exercises to successfully introduce the nuts and bolts of the tax credit program. *Please bring a calculator.*

Panelists: Greg Chin, California Housing Partnership Corporation; Anthony Zeto, California Tax Credit Allocation Committee; David Dologite, California Housing Partnership Corporation

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

Beginner, Room #

Each affordable development project has a voluminous set of loan documents, such as loan agreements, regulatory agreements, promissory notes, deeds of trust, and assignment agreements from multiple lenders. In addition, there may be documents that govern the ownership structure, such as an operating agreement and a partnership agreement with an investor, plus other documents. Then throw in architect and construction contracts, and there are enough documents to make your head spin! At best, it is a headache to read through all these documents. At worst, they contain pages and pages of legalese so intimidating and confusing that the documents are ignored. This workshop will unravel the mystery of all this paper so that you understand why these documents are important and what they do. It will also help you get a handle on how to review and negotiate these documents so that you can communicate your organization's goals to your lenders, attorneys, and other key participants in the deal.

Moderator: Isabel Brown, Goldfarb & Lipman LLP

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

Institute-3 Everything You Wanted to Know About Bonds, but Were Afraid to Ask

Beginner, Room #

Tax Exempt Bond Financing is a financing tool commonly used by affordable-housing developers. This introductory institute combines lecture and group exercises to introduce the basics of a complex finance tool with its own requirements and players. In this institute, you will learn 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. *Please bring a calculator.*

Moderator: Benjamin M. Barker, California Municipal Finance Authority

Panelists: Dave Kiddoo, California Housing Partnership Corporation; Paul J. Thimmig, Quint & Thimmig

Institute-4 Getting the Investor Out of Your Tax Credit Project

Beginner, Room #

The purpose of this institute is to familiarize developers, asset managers, board members, public agency staff, and lenders with the issues surrounding the buyout of investors in tax credit projects. We will explore the rights and responsibilities of the sponsor and investor with an emphasis on minimizing the amount required to be paid to investors at the time of the buyout.

Moderator: Joel Rubenzahl, Community Economics

Workshops

Session I

Wednesday, April 13, 2016, 10:00 AM– 11:30 AM

1-1 Shifting Paradigms: The Challenges and Opportunities for Greenhouse Gas Reduction in Rural California

Sustainable Homes and Communities

Beginner, Intermediate, Advanced; Room #

This session will build the case for equity, affordability, and greenhouse gas (GHG) reduction in rural areas. Discussion topics will include policy, advocacy, technical challenges, and opportunities. Leaders in development and policy from throughout rural California, including tribal communities, will speak to the challenges and successes their communities have had with various Cap and Trade programs. There will be a greater focus on the Affordable Housing and Sustainable Communities (AHSC) Program, the Air Resources Board investment plan, and the most recent Technical Assistance Pilot.

Moderator: Alicia H Sebastian, California Coalition for Rural Housing

Panelists: Phoebe Seaton, Leadership Counsel for Justice and Accountability; Dillon Dobson, Cowlitz, Cahto Tribe; Betsy McGovern-Garcia, Self-Help Enterprises; Monica Palmeira, Strategic Growth Council

1-2 The Benefits and Burdens of Tax-Exempt Status

Communications, Marketing, and Organizational Management

Beginner; Room #

Has your Board of Directors been trained on the legal duties of being a board member of a tax-exempt organization? Do you understand the requirements your nonprofit tax-exempt organization must satisfy annually? How can you ensure that your organization operates in a manner that will satisfy most lender requirements? Understanding these fundamentals can make the difference between a successful organization and one adrift, and help to avoid potential problems in developing affordable housing. This workshop will make sense of these ever-changing requirements and help your organization maintain proper internal procedures to avoid simple, but costly mistakes.

Moderator: Luis Rodriguez, Goldfarb & Lipman LLP

Panelists: William DiCamillo, Goldfarb & Lipman LLP; Tom Earley, Satellite Affordable Housing Associates

1-3 What Makes Cents: Effective Asset-Building Strategies for Low and Moderate-Income Families

Homeowner/Housing Counseling

Beginner, Intermediate, Advanced; Room #

What works in helping low- and moderate-income (Imi) families build assets and move out of poverty? The panelists will share programs they lead that have a track record of success, including the Sacramento Housing and Redevelopment Agency's Family Self-Sufficiency Program and the United Way's cross-sector Assets and Opportunities Network. An Imi resident who has participated in one of the programs will share how her life has been transformed as a result of the program. Hear from the author of the Federal Reserve Bank of San Francisco's latest book, "What It's Worth – Strengthening the Financial Future of Families, Communities and the Nation".

Moderator: Leilani Barnett, Federal Reserve Bank of San Francisco

Panelists: Stephanie Bray, United Way California Capital Region; Laura Choi, Senior Research Associate, Federal Reserve Bank of San Francisco; Karen Wallace, Sacramento Housing & Redevelopment Agency

1-4 Building Community Labor Alliances for Social and Housing Justice

Resident Organizing and Action

Intermediate; Room #

The goals of organized labor and nonprofit housing organizations are often pitted against each other, even as they often share very similar values and missions. This panel will bring together organizers from both sectors to explore successful joint campaigns, identify common points of fracture, and chart ways to strengthen real alliances in the future.

Moderator: James Tracy, Community Housing Partnership

Panelists: Gordon Mar, Jobs With Justice San Francisco; Athena Ward, American Federation of Teachers 2121; Samantha Adame, Young Workers United

1-5 Decriminalizing Homelessness in the Suburbs

Homelessness, Services, and Housing for Special Needs Populations

Beginner, Intermediate, Advanced; Room #

This workshop is designed to provide a framework whereby city staff, police departments, and social service agencies in suburban areas can partner to create a positive response to all citizens concerned about homeless issues without criminalizing the person experiencing homelessness. The session will also discuss how a city can leverage and obtain additional resources to increase the rate in which individuals experiencing homelessness move directly from the streets into housing.

Moderator: Kara Carnahan, Abode Services

Panelists: Jean Prasher, City of Livermore; Arturo Rosas, Livermore Police Department; Lora Ashworth, Abode Services

1-6 Furthering Housing Choice with the Assessment of Fair Housing (AFH) Tool

Policy, Advocacy, and the Law

Intermediate; Room #

The Fair Housing Act requires that the California Department of Housing and Community Development (HCD), and recipients of HUD funding, affirmatively further fair housing choice. This means affordable housing should offer a wide range of choices, including some development outside of historic areas of concentration. Where housing is developed in areas of concentration, these should be communities of higher opportunity, with good education, employment, transportation, and infrastructure. "Affirmatively furthering" also means that affected citizens, including minorities and people with disabilities, should be meaningfully engaged in planning and funding processes leading to development of housing and community services.

Moderator: Linda Wheaton, California Department of Housing and Community Development

Panelists: Jeff Jackson, California Department of Housing and Urban Development; Imron Bhatti, California Department of Housing and Urban Development; Heather Gould, Goldfarb & Lipman LLP

1-7 The Lighter Side of Tax Credit Equity

Multifamily Home Finance

Intermediate, Advanced; Room #

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

Moderator: Rich Gross, Enterprise Community Partners

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

1-8 Federal Housing Policy in a Presidential Election Year

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

Hear from Washington, D.C.-based housing leaders and advocates on the outlook for rental housing funding and policy in a Republican controlled Congress. Learn what the Presidential candidates are saying about affordable housing on the campaign trail. Get updates about important federal legislation, including the Low-Income Housing Tax Credit (LIHTC), U.S. Department of Housing and Urban Development (HUD)/Section 8 reform, gain in-depth understanding about the outlook for key HUD and U.S. Department of Agriculture (USDA) program funding levels, and share your views about top priorities for California advocacy.

Moderator: Matt Schwartz, California Housing Partnership

Panelists: Peter Lawrence, Novogradac & Co. LLP; Linda Couch, National Low Income Housing Coalition

1-9 Make it Fair – or How California Could Collect \$9 Billion/Year More for Important Stuff Like Affordable Development

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

Housing California is a key participant in Make it Fair, a broad community and labor coalition working to reform the commercial side of Proposition 13. Reassessing commercial properties to market values could generate an additional \$9 BILLION per year in revenues. We need some of that for affordable development! Hear about new research on commercial property assessments, get an update on the legislative effort for SCA5 and plans for the 2018 voter campaign, and learn how our affordable housing residents are taking a leading role in the campaign.

Moderator: Elissa Dennis, Community Economics, Inc.

Panelists: Constance Slider Pierre, Resident United Network; Brian Warwick, Urban Planning student, University of California, Los Angeles; Lenny Goldberg, California Tax Reform Association; Veronica Carrizales, California Calls

1-10 Keep Vulnerable Clients on Your Waitlist: New TCAC Policy Changes that Make it Easy

Property Management/ Asset Management

Beginner, Intermediate; Room #

The administrative changes on e-signatures by the California Tax Credit Allocation Committee (TCAC) enable vulnerable, low-income applicants to submit their housing applications online. This little-known policy issue affects applicants nationally, with only 12 states allowing e-signatures on tenant applications. Join representatives from TCAC, EAH Housing, Haven Connect, Abode Services, and a housing applicant in a lively discussion about California's policy change. Learn how to promote ethical use of online applications, including paper integration, 504 compliance, and social worker engagement.

Moderator: Vivian Wan, Abode Services

Panelists: Shannon Nardinelli, Tax Credit Allocation Committee; Leslie Dabi, EAH Housing; Davina Collins; Caroline Caselli, Haven Connect

1-11 Beyond TOD: Aligning Transit, Health, and Climate Towards Equitable and Inclusive Communities

Sustainable Homes and Communities

Advanced; Room #

Transit Oriented Development (TOD) has gained increasing acceptance for nearly two decades. Housing and community development can further its impact and resources by aligning with strategies to combat racial, economic, and health disparities through collaborative development and investment strategies (like the Affordable Housing and Sustainable Communities Program). Significant new efforts and resources are being launched nationally to continue the trend toward collaborative development. Participants will learn about the most recent initiatives, programs, trends, and opportunities from national leaders in the field.

Moderator: Craig Adelman, Low Income Investment Fund

Panelists: Geeta Rao, Enterprise Community Partners; Thomas Yee, LA THRIVES; Amy Chung, The California Endowment; Doug Johnson, Metropolitan Transportation Commission

1-12 Update on Prevailing Wages and Affordable Developments

Multifamily Home Development (Non-Finance)

Beginner, Intermediate; Room #

This workshop provides an overview of prevailing wage law and when it does and does not apply to an affordable development. What exemptions are available? Do new funding sources such as the Affordable Housing and Sustainable Communities (AHSC) Program and trust fund program require payment of prevailing wages? Do the new SB 854 requirements to register a project with the DIR, mandate all contractors and subcontractors to register with the DIR, and file payroll records electronically with the DIR apply to affordable development projects?

Moderator: Lynn Hutchins, Goldfarb & Lipman LLP

Panelists: Alicia Gaylord, BRIDGE Housing Corporation; Eric Rood, California Department of Industrial Relations

1-13 Going from Gray to Platinum: Redefining Aging in Affordable Housing

Homelessness, Services, and Housing for Special Needs Populations

Beginner, Intermediate; Room #

This workshop will showcase supportive service strategies that address the needs of seniors aging in place in affordable housing settings. Panelists will discuss a sampling of important areas in the field of resident services for seniors: elements of successful move-ins; ensuring high quality programming in affordable housing communities with multiple populations; developing partnerships and programs that minimize evictions; and supporting seniors during transitions to higher levels of care and death.

Moderator: Marc Tousignant, Enterprise Community Partners

Panelists: David Littlehales, A Community of Friends; Danny Pepper, West Hollywood Community Housing Corporation; Maria Brown, PATH Ventures; Katie George, LINC Housing Corporation

Session II

Wednesday, April 13, 2016, 1:45 PM– 3:15 PM

2-1 Integrating Housing and Health Care: System Coordination Strategies to Improve Access and Outcomes for People Experiencing Chronic Homelessness

Health and Homes

Beginner, Intermediate, Advanced; Room #

California is one of four states participating in the federally-funded, interagency Policy Academies to Reduce Chronic Homelessness – an initiative to help communities leverage the Affordable Care Act to fund housing support services and to prioritize permanent supportive housing. A panel of Policy Academy staff, technical assistance providers, and community leaders that have engaged in facilitated action planning to increase coordination between housing and healthcare providers will discuss implementation efforts and progress made towards reducing chronic homelessness and improving health and housing outcomes through cross-system integration.

Moderator: Gillian Morshedi, HomeBase

Panelists: Cindy Cavanaugh, California Department of Housing and Community Development; Hal Zawacki, US Health and Human Services – Health Resources & Services Administration; Joseph Billingsly, California Department of Health Care Services

2-2 Social Hour: Tools and Strategies for Maximizing Your Social Media Reach on a Limited Budget

Communications, Marketing, and Organizational Management

Beginner, Intermediate; Room #

This workshop will distill the world of social media into the most effective tools for expanding your organization's reach. Participants will learn how to create an effective digital marketing mix, how to use data from their current audience to shape their future audience, and which listening tools are most effective for gaining insights. Emphasis will be placed on getting effective traction via social media with limited budgets. This workshop will culminate in the hands-on creation of a real-time Facebook ad via the Power Editor.

Moderator: Vanessa Errecarte, Erreco Strategies

Panelists: Nathan Ho, Eden Housing

2-3 Community Land Trusts: Leveraging Local initiatives and a State Network to Produce Affordable Homeownership

Homeowner/Housing Counseling

Beginner, Intermediate, Advanced; Room #

Community Land Trusts are an effective model for affordable homeownership. This session will look at a number of local land trust initiatives, regional consortia of land trusts, and the support provided by the California Community Land Trust Network. This innovative model can be used alone or in conjunction with other types of affordable developments. The workshop will look at the acquisition process for small sites and how to leverage the benefits of the land trust network.

Moderator: Devika Goetschius, Housing Land Trust of Sonoma County

Panelists: Sandra McNeill, TRUST South LA; Mark Asturias, Irvine Community Land Trust; Steve King, Oakland Community Land Trust; Kim Thompson, Community Land Trust of West Marin; Ian Winters, Northern California Land Trust

2-4 How Resident and Community Volunteers Can Enhance Resident Services Programs

Resident Organizing and Action

Beginner, Intermediate, Advanced; Room #

As gardeners, teachers, mentors, and more, volunteers give back and inspire affordable communities. Resident volunteers particularly benefit the community dynamic and serve as advocates for affordable homes. Panelists will discuss how housing organizations can recruit, place, train, and supervise resident and community volunteers in resident services programs.

Moderator: Hang Mosier, Satellite Affordable Housing Associates

Panelists: Anne Futterer, Satellite Affordable Housing Associates; Jennifer Preys, Satellite Affordable Housing Associates; Sara Marsh, Contra Costa Interfaith Housing; Gloria Bertolozzi, Contra Costa Interfaith Housing

2-5 Dimensions of Quality for Seniors: How to Design and Operate Supportive Homes that Serve the Needs of Homeless Seniors

Homelessness, Services, and Housing for Special Needs Populations

Beginner, Intermediate, Advanced; Room #

In this session, participants will learn a comprehensive planning process for designing and operating quality homes that truly support the needs of our older homeless population. Presenters will share case studies of three developments for homeless seniors from different regions of the state and highlight the Corporation for Supportive Housing's (CSH) Dimensions of Quality (DOQ), a set of resources that address five key components of supportive housing. We will also introduce a new CSH certification program for supportive housing that scores individual projects based on the DOQ.

Moderator: Tricia Tasto Levien, Wakeland Housing and Development Corporation

Panelists: Simonne Ruff, Corporation for Supportive Housing, San Diego; Marty Lynch, LifeLong Medical Care; Sam Campbell, Affordable Living for the Aging

2-6 Pay for Success: Getting Down to Brass Tacks

Homelessness, Services, and Housing for Special Needs Populations

Advanced; Room #

Explore the brass tacks of Pay for Success (PFS) financing and the reality of work happening on the ground. What is PFS? What value does a PFS deal add? What motivates investors, government actors, and providers? This workshop features Project Welcome Home – the first PFS project in California recently launched in Santa Clara County. Practitioners will discuss how they structured the deal, the roles of government, provider, technical advisor, and investor, and what they learned from the launch of Project Welcome Home.

Moderator: Danielle Wildkress, CSH

Panelists: Caroline Whistler, Third Sector Capital Partners; Ky Le, Santa Clara County Office of Supportive Housing; Stacey Murphy, Abode Services

2-7 Groundhog Day: Resyndicating Your Portfolio Projects After Year 15

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

It's Groundhog Day for your existing, occupied tax-credit projects. Dig out those files from 20 years ago – you have a project that is ready for re-syndication and probably needs immediate attention. Join our panelists to chart a path to re-syndication as a 9% or 4% project, new bond financing, scattered-site projects, grandfathering of existing households, and some tips and tricks from deep in the weeds that you'll be glad you knew about ahead of time.

Moderator: Laura Kobler, California Housing Partnership Corporation

Panelists: Mark Stivers, California Tax Credit Allocation Committee; Kyle Arndt, Bocarsly Emden Cowan Esmail & Arndt LLP; Sylvia Martinez, Community Housing Works; Kevin Leichner, Eden Housing

2-8 Forming High-Impact Integrated AHSC Partnerships

Multifamily Home Finance

Advanced; Room #

So, you've nailed the basics of getting your project to be eligible for Affordable Housing and Sustainable Communities (AHSC). Now, you're getting stuck securing partnerships for a fully-integrated development with housing, transportation, and urban greening? Join a conversation with transit agencies, regional planning agencies, and your fellow developers to get to the heart of this complicated puzzle that will take your concepts to the next level.

Moderator: Thomas Yee, Low Income Investment Fund

Panelists: James Pappas, California Housing Partnership Corporation; Abigail Thorne-Lyman, Bay Area Rapid Transit; Jacob Lieb, LA Metro; Bill Higgins, California Association of Councils of Governments

2-9 Statewide Housing Plan: Guiding Housing Policy into the Future

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

The Statewide Housing Plan is a periodic discussion of existing and future housing needs of the State of California. This workshop will present the Draft Statewide Housing Plan and recommendations as a catalyst for discussion of the future of housing by major housing agencies at the State. The workshop will also include opportunities for participants to provide feedback on the plan.

Moderator: Melinda Coy, State Department of Housing and Community Development

Panelists: Susan Riggs, Business, Consumer Services and Housing Agency; Kate White, California State Transportation Agency; Matt Schwartz, California Housing Partnership Corporation; Brian Ulher, Legislative Analyst's Office

2-10 How San Francisco and Los Angeles Won Millions for Affordable Housing. You Can, Too!

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

With the need for homes at all income levels at the forefront of everyone's minds, the affordable housing movement is poised to make significant strides on the ballot and with local governments over the next couple of years. The Los Angeles County Board of Supervisors voted unanimously to spend an estimated \$300 million on affordable homes over the next five years and \$100 million per year thereafter. Wins such as this, and San Francisco's passage of Proposition A (\$310 million Housing Bond), have set the stage for cities and counties across the state to put measures before voters and electeds. How can we continue to build our political power to drive local funding? What does an electoral campaign take? How can we, as individuals and collectively, have an impact? Join the Non-Profit Housing Association of Northern California (NPH) as we engage in a lively discussion about what it takes to win at the local level and how we can get there! We'll cover all the basics of campaigning for resources, from building relationships with candidates before they are elected, to techniques and messaging, to field operations and coalition building.

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

Panelists: Maryann Leshin, M. Leshin Consulting LLC; Sharon Cornu, Non-Profit Housing Association of Northern California; Maira Sanchez, Southern California Association of Non-Profit Housing; Wallace Richardson, A Community of Friends/Corporation for Supportive Housing

2-11 Optimizing Your Portfolio through Continuous Improvement

Property Management/Asset Management

Beginner, Intermediate, Advanced; Room #

In this workshop, we'll dive into how organizations are using the notion of continuous improvement, driven by data, to completely rethink asset management. Hear how asset and property managers at FPI Management, ROEM Corporation, and National CORE have revamped the process to allocate budget and effort to properties that need improvement most – those that are most expensive and resource-intensive. Then, see how they've integrated the data that informs those decisions across the organization, planning improvements rather than responding solely to asset emergencies.

Moderator: Tim Kohut, Green Dinosaur

Panelists: Erin Caputo, ROEM Development Corporation; Leigh Ann Caraballo, FPI Management; Robert Noeth, National CORE; Casey Diehl, WegoWise

2-12 Making Energy Efficiency Benchmarking Work: New Policies, Practices, and Tools

Sustainable Homes and Communities

Beginner, Intermediate, Advanced; Room #

When Governor Jerry Brown signed AB 802 in October 2015, California became the first state in the nation with a mandate to provide energy usage data to owners of commercial and multi-family properties so they can measure (or benchmark) the energy use of their buildings over time. As multifamily building owners continue to seek avenues for investing in energy and water efficiency upgrades that result in lower operational costs, this session will: 1) clarify the implications of AB 802 for multifamily building owners; 2) provide an overview of how new access to data can – and cannot – be leveraged to target energy and water efficiency upgrades; and 3) share lessons learned from owners who have used benchmarking tools to reduce energy and water bills at their properties.

Moderator: Caroline McCormack, California Housing Partnership Corporation

Panelists: Maria Stamas, Natural Resources Defense Council; Andy McNamara, Bright Power; Letitia Bray, LINC Housing

2-13 Ending Homelessness in Rural Areas: Overcoming Barriers to Success

Homelessness, Services, and Housing for Special Needs Populations

Beginner, Intermediate, Advanced; Room #

Rural providers face unique challenges in ending homelessness, including limited resources and vast coverage areas. A panel of leaders from Northern California Continuums of Care will explore strategies they are adopting to develop a comprehensive response to the needs of people experiencing homelessness and the housing crises in rural communities. Addressing barriers to success, reviewing examples of creative solutions, and identifying the elements of a successful, rural Continuum of Care will be among the topics explored.

Moderator: Amanda Stempson, HomeBase

Panelists: Emily Salvaterra, HomeBase; Chevon Kothari, Mariposa County Human Services; Robert Ward, Humboldt County Human Services

Session III

Wednesday, April 13, 2016, 3:30 PM– 5:00 PM

3-1 Catching Up on New and Emerging Issues: Syndicating and Resyndicating to Preserve Existing Affordable Developments

Multifamily Home Development (Non-Finance)

Intermediate, Advanced; Room #

As existing affordable housing ages, owners are increasingly looking to syndication or re-syndication to recapitalize properties and themselves. Every year, we learn new tricks and traps related to rolling over existing financing, satisfying tax requirements, and making projects feasible. What worked last year doesn't necessarily work this year. Learn what a few projects have worked through to be successful, and then let's engage owners, public and private lenders, policymakers, and investors to find new solutions.

Moderator: Kevin Knudtson, Community Economics, Inc.

Panelists: Errol Dominguez, EAH Housing; Phillip Porter, Enterprise Community Partners; Lauren Maddock, Mercy Housing California

3-2 Mobile Home Parks: Strategies for Protecting, Acquiring and Preserving this Critical Source of Affordable Homeownership

Homeowner/Housing Counseling

Beginner, Intermediate; Room #

With more than 5,000 parks housing nearly one million people in California, mobile home parks are a critical source of affordable housing and homeownership. However, this important resource is increasingly at risk from the perils of closure, conversion, failing infrastructure, rising rents, and other threats. But there is hope. Come learn about strategies for and opportunities to acquire and preserve parks, develop local policies that protect parks from closure, and how to advocate for protections for homeowners.

Moderator: Brian Augusta, California Rural Legal Assistance Foundation

Panelists: David Loop, Golden State Manufactured Home Owners League; Will Constantine, Law Offices of William Constantine; Holly Wonder Stiles, Mutual Housing California, Alicia Sebastian, California Coalition for Rural Housing

3-3 Organizing and Advocacy for Healthy Housing in Fresno

Resident Organizing and Action

Intermediate; Room #

Fresno-based advocates and resident leaders will lead a discussion on the role of organizing and advocacy to change policies and practices that limit access to healthy, affordable homes. Primary topics include organizing and advocacy campaigns confronting segregated communities and neighborhoods, lack of affordable housing in high-opportunity areas, unhealthy neighborhood conditions in low-income communities of color, lack of investment in rural communities, and substandard housing.

Moderator: Leticia Corona, Leadership Counsel for Justice and Accountability

Panelists: Andy Levine, Faith in Community; Rosalina Carson, Familias Addams; Leah Simon-Weisberg, Tenants Together

3-4 The Future of Affordable Senior Housing in California

Health and Homes

Beginner, Intermediate, Advanced; Room #

The senior population of California is growing massively at the same time that federal and state support for senior housing is at an all-time low. The homeless population is also aging in ways that create new challenges and require new solutions. How can the housing movement and health care field partner together to change the future for seniors? Come join us to hear about new advocacy and policy strategies and contribute your ideas to the effort.

Moderator: Val Agostino, Mercy Housing

Panelists: Margo Kushel, University of California, San Francisco; Megan Rose, Leading Age

3-5 Innovations Outside the Box: Creative Approaches to Getting People Off the Streets

Homelessness, Services, and Housing for Special Needs Populations

Intermediate, Advanced; Room #

As securing housing becomes ever-more challenging in regions across California, some communities are launching cutting-edge initiatives to house the chronically homeless. A panel of Bay Area leaders will discuss innovative approaches to supporting high-needs individuals in accessing permanent supportive housing, including strategies for building cross-sectoral community engagement to grow resources dedicated to ending homelessness. Discussion will focus on those initiatives that have been particularly effective, as well as the practical challenges that underlie development and implementation of sophisticated, out-of-the-box solutions.

Moderator: Mary Kate Bacalao, HomeBase

Panelists: Ky Le, Santa Clara County Office of Supportive Housing; Jennifer Loving, Destination: Home; Julie Leadbetter, San Francisco Mayor's Office; Marc Sabin, LifeMoves

3-6 VHP Feedback Session

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

As Veterans Housing and Homelessness Prevention (VHP) approaches its third round of funding, come and share your successes and challenges with the first two rounds. Get an update from the California Department of Housing and Community Development (HCD), the California Department of Veterans Affairs (CalVets), and members of the VHP Advisory Committee on important issues of consideration for round three. Bring your experiences, feedback, and ideas around capital and operating financing; best ways to partner with veteran service providers; creating more veteran-competent providers; and how to leverage/maximize services funding.

Moderator: Gigi Szabo, Community Economics Inc.

Panelists: Russ Schmunk, California Department of Housing and Community Development; Theresa Gunn, California Department of Veterans Affairs; Aubra Levine, Satellite Affordable Housing Associates

3-7 Affirmatively Furthering Fair Housing: Planning for Inclusive Communities

Policy, Advocacy, and the Law

Intermediate; Room #

An enduring history of residential segregation has left many communities of color and immigrant communities with a lack of access to the vital resources that they need to thrive. In July of 2015, the Department of Housing and Urban Development issued a rule – the Affirmatively Furthering Fair Housing Rule – that seeks to enforce the long-standing requirement that all recipients of federal funding actively work toward remedying those ill effects of segregation through a balanced approach. Attendees will learn what tools and strategies exist to implement this requirement.

Moderator: Navneet Grewal, Western Center on Law and Poverty

Panelists: Ilene Jacobs, California Rural Legal Assistance, Inc.; Mike Rawson, Public Interest Law Project; Renee Williams, National Housing Law Project; Amy Kenyon, Ford Foundation

3-8 Industry Innovations Inspired by AHSC

Sustainable Homes and Communities

Intermediate, Advanced; Room #

This workshop features diverse panelists whose technology innovations and significant process changes are revolutionizing how transportation, housing, and green partners collaborate for Affordable Housing and Sustainable Communities (AHSC). Attendees will discover the policy resolutions, corridor strategies, developer practices, and technology platforms that have emerged since 2014 to facilitate AHSC success. Panelists will address the development of their strategies, how they can be adapted, and their broader implications for community development and finance. Time will also be provided for discussion of attendees' AHSC strategies, and what tools are missing.

Moderator: Orissa Stewart-Rose, Enterprise Community Partner

Panelists: Allison Joe, Strategic Growth Council; Jacob Lieb, METRO Los Angeles; Mark Shorett, Association of Bay Area Governments; Meea Kang, DOMUS Development

3-9 Community Gardens in Affordable Homes: The "Dream Project" for Food Access, Nutrition, Exercise, Social Engagement, and Utilizing Volunteers

Property Management/Asset Management

Beginner, Intermediate, Advanced; Room #

Community gardens in affordable homes offer an incredible array of benefits to residents, building healthy living habits that can transform lives. Exercise, social engagement, and contributing as a volunteer all reduce depression and isolation and improve the mental and physical health of seniors and people with disabilities. Satellite

Affordable Housing Associates and City Slicker Farms have created eight community gardens in senior buildings, combined with nutrition education, involving dozens of community volunteers. East Bay Asian Local Development Corporation and People's Grocery have created a model urban farm and food access project at the California Hotel, a large, single room occupancy (SRO) property in Oakland.

Moderator: Chris Hess, Satellite Affordable Housing Associates

Panelists: Hang Mosier, Satellite Affordable Housing Associates; Julie Pavuk, City Slicker Farms; Tejal Shah, East Bay Asian Local Development Corporation; Heather Smith, People's Grocery

3-10 Preserving Rental Housing and Protecting Renter Households: Approaches to Preventing Displacement

Policy, Advocacy, and the Law

Beginner, Intermediate; Room #

This workshop explores approaches to preserving rental housing, protecting renters, and preventing displacement. We will learn about recent University of California, Berkeley analysis mapping gentrification and policies to protect low-income households. We will hear about efforts to expand the Bay Area's Transit Oriented Affordable Housing (TOAH) fund and develop a housing affordability strategy for Oakland. Affordable housing developer East Bay Asian Local Development Corporation will present its work to preserve non-restricted rental housing serving lower-income households. We will also hear about efforts to pass rent control and other protections in Richmond, California.

Moderator: James Pappas, California Housing Partnership Corporation

Panelists: Sam Tepperman-Gelfant, Public Advocates; Miriam Zuk, University of California, Berkeley; David Sharples, Alliance of Californians for Community Empowerment; Jason Vargas, East Bay Asian Local Development Corporation

3-11 Developing for Greenhouse Gas Reductions: Understanding GHG Modeling for Your AHSC Project

Multifamily Home Development (Non-Finance)

Beginner, Intermediate, Advanced; Room #

The primary goal of the Affordable Housing and Sustainable Communities (AHSC) Program is the reduction of greenhouse gas (GHG) emissions. However, the required AHSC methods to quantify these reductions are new to most developers. Attendees will leave this workshop with a better understanding of the primary factors that influence a project's GHG reduction score, and an understanding of the modeling required by AHSC to measure GHG reductions, including both the CalEEMod and transit and connectivity (TAC) methods.

Moderator: Diana Downton, Community Economics, Inc.

Panelists: Felix AuYeung, MidPen Housing Corporation; Nur Kausar, EAH Housing; Gavin Hoch, Ramboll Environ; Cheryl Laskowski, California Air Resources Board

3-12 Moving Beyond Advocacy: What It Takes to Build Power

Resident Organizing and Action

Beginner, Intermediate, Advanced; Room #

From disappearing dedicated revenues to hostile legal challenges, the Affordable Housing Industry has faced setbacks in its ability to continue thriving. However, from local to regional campaigns, building the power of residents has succeeded in securing permanent funding sources for affordable development. In this workshop, you will hear from residents and on-site staff about the challenges that have come with organizing, and the ways in which the industry could respond to continue building people power.

Moderator: Najla Gomez, East Bay Housing Organizations

Panelists: Maurice Edwards, East Bay Housing Organizations; Sister Marie Taylor, East Bay Housing Organizations; Donna Murphy, East Bay Housing Organizations/ Beacon Communities; Stevi Dawson, East Bay Housing Organizations; Emily Serafy Cox, Residents United Network, San Diego

Session IV

Thursday, April 14, 2016, 9:00 AM– 10:30 AM

4-1 Lower Project Cost Through Energy Savings: Cracking the Code

Multifamily Home Development (Non-Finance)

Beginner, Intermediate, Advanced; Room #

This panel illuminates the critical intersection of housing development and energy efficiency. Rather than the typical discussion of sustainable materials and design solutions, we will use project pro-forma's based on actual project data and demonstrate how budgets are affected by utility allowances, anticipated operational costs, marginal building costs, and the interpretations of net zero. This session is designed specifically for housing development staff to familiarize them with the real budgetary and functional challenges (and benefits) of meeting energy requirements for new tax-credit projects.

Moderator: Kelsey Shaw, Partner Energy

Panelists: Samara Larson, LINC Housing and SEED Partners; Tom Gibson, Walton Construction; Lance Collins, Partner Energy; Mark Lahmon, Lahmon Architects

4-2 It's Only Logical: Using Logic Models to Measure Success and Communicate Outcomes

Communications, Marketing, and Organizational Management

Intermediate; Room #

Panelists will discuss how well-designed logic models (inputs, activities, outputs, outcomes) guide short- and long-term program planning in their agency, which provides permanent, affordable housing and support services to homeless and at-risk families and individuals. Discussion will include how to create logic models that are useful for all levels of an agency (from board members to line staff), provide a framework for program assessment and quality assurance, and tie into data collection, grant writing, and strategic planning.

Moderator: Sara Marsh, Contra Costa Interfaith Housing

Panelists: Louise Bourassa, Contra Costa Interfaith Housing; Beth Limberg, Contra Costa Interfaith Housing

4-3 Affordable Home Ownership Through Limited Equity Housing Cooperatives and Manufactured Home Cooperatives

Homeowner/Housing Counseling

Beginner; Room #

This workshop begins with the premise that people deserve the right to home ownership, and discusses two cooperative models for affordable home ownership: limited equity and manufactured home co-ops. Using case examples, panelists present how cooperative housing can address contemporary affordable home ownership issues of opportunity, preserving affordability, financing, and empowerment. Discussion of cooperative models will include structure and operations, an overview of legal aspects of development, financing, and personal co-op member experiences. Time will be reserved for discussion and questions.

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

Panelists: Jerry Rioux, San Luis Obispo County Housing Trust Fund; Darnell Silva, Leisureville Mobile Home Park; Luis Sierra, Dos Pinos Housing Cooperative

4-4 Public Housing Tenant Organizing in Los Angeles for Increased Participation, Decision-Making Power, and Environmental Justice

Resident Organizing and Action

Beginner, Intermediate; Room #

The Los Angeles Human Right to Housing Collective is the only sustained, city-wide, public housing resident organizing effort in the history of tenant organizing in Los Angeles. The Collective's model has consistently shown that housing developments working together toward common goals multiplies tenant power and makes Public Housing Authorities (PHAs) more accountable for resident needs. Workshop participants will learn about the innovative tactics being used in Los Angeles to preserve public housing and build tenant unity and power.

Moderator: Steve Diaz, Los Angeles Community Action Network

Panelists: Thelmy Perez, Los Angeles Human Right to Housing Collective; Fernando Gaytan, Legal Aid Foundation of Los Angeles; Bill Pryzlucki, People Organized for Westside Renewal; Daisy Vega, People Organized for Westside Renewal; Leonardo Vilchis, Union de Vecinos

4-5 Climate and Housing: New Technology, Tools, and Research to Help with Development and Advocacy

Sustainable Homes and Communities

Beginner, Intermediate, Advanced; Room #

This workshop will give an overview of the GreenTRIP Connect Tool which can forecast greenhouse gas reductions, parking savings, and other features on a parcel-by-parcel basis, depending on proposed project specifications. We will look at the Urban Displacement Map produced by University of California, Berkeley's Urban Displacement Project and their research around the link between displacement and greenhouse gas emissions. We will also investigate the Climate Benefits Map that shows all of the current investments from Cap and Trade and their impacts. Lastly, we will discuss the Jobs Housing Fit modeling that has been conducted by Chris Benner from University of California, Davis and Alex Karner from Georgia Institute of Technology that demonstrates how the link between low wage jobs and affordable development impacts climate change.

Moderator: Stuart Cohen, TransForm

Panelists: Chris Benner, University of California, Santa Cruz; James Pappas, California Housing Partnership Corporation; Jennifer West, TransForm; Alex Karner, Georgia Institute of Technology

4-6 Not Quite "the R-word": How We Can Use CRIAs and EIFDs to Create Affordable Housing

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

The Governor's surprise signing of AB 2 last fall opened a door for a tax increment mechanism that could provide affordable development funds. This workshop will explain AB 2's "Community Revitalization and Investment Areas," (CRIAs) which require 25% of tax increment to be spent on affordable housing, as well as "Enhanced Infrastructure Finance Districts," (EIFDs) which might be more broadly applicable. We will learn the structures, benefits, and limitations of each, hear from communities who are implementing these new tools, and strategize about how to maximize benefits for affordable housing.

Moderator: Elissa Dennis, Community Economics Inc.

Panelists: Bob Beck, Treasure Island Development Authority; Rafael Yaquian, Goldfarb & Lipman; Megan Hunter, City of Salinas; Michele Byrd, City of Oakland

4-7 Rural Housing Hot Topics: Growing the Share of State and Federal Resources

Policy, Advocacy, and the Law

Intermediate; Room #

This workshop will explore the current state of rural housing and community development and the status of federal and state funding programs through the U.S. Department of Agriculture, Department of Housing and Community Development, California Housing Finance Agency, Tax Credit Allocation Committee, and Strategic Growth Council. It will also include the ongoing debate about what is rural, and how rural communities can participate in the State's growth and development.

Moderator: Rob Wiener, California Coalition for Rural Housing

Panelists: Doug Ryan, Corporation for Enterprise Development; Allison Joe, Strategic Growth Council; Tom Collishaw, Self-Help Enterprises; Ben Metcalf, California Department of Housing and Community Development

4-8 Public Land for Public Good: Leveraging the Surplus Land Act for Affordable Development

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

Panelists will explore the exciting opportunity presented by the Surplus Land Act for affordable development on publicly owned land, including a discussion of new legal requirements and a local case study demonstrating how the Act can be leveraged to win affordable housing.

Moderator: Mike Rawson, Public Interest Law Project

Panelists: Dunya Alwan, East 12th Coalition; David Zisser, Public Advocates; Michael Lane, Nonprofit Housing Association of Northern California; Eve Stewart, Satellite Affordable Housing Associates

4-9 Special Considerations for Housing People with Special Needs – Lessons Learned

Property Management/Asset Management

Intermediate; Room #

As the trend continues to include special needs households within more traditional family affordable developments, property managers and resident service coordinators are interfacing with new and diverse support service systems. Learning the in's and out's of these systems while also preparing for building lease-up and other operational priorities can present resource and capacity challenges. The panelists will share their successes, challenges, and the many lessons learned on issues such as conservatorships, community integration, resident leadership, and service coordination across sectors.

Moderator: Darin Lounds, Housing Consortium of the East Bay

Panelists: Joshua Sullivan, OTB Solutions; Krista Loomis, Full Circle of Choices; Cristi Dugger, Satellite Affordable Housing Associates; Johnathan Astmann, Satellite Affordable Housing Associates

4-10 Every Drop Counts: Tools and Resources to Increase the Water Efficiency of Multifamily Properties

Sustainable Homes and Communities

Beginner, Intermediate, Advanced; Room #

Over 90% of California is enduring severe drought conditions, impacting over 36 million people. In January 2014, Governor Brown declared a drought state of emergency, announcing the first-ever 25% statewide mandatory restrictions. Like many property managers, you may also be on the hook to reduce water use. Want to learn how? Join the U.S. Environmental Protection Agency and the California Department of Water Resources to learn about the tools and funding available to help increase water efficiency in your property. Hear from owners at Abode Communities and the Chinatown Community Development Center, who will discuss the strategies they have used to save water, including resident engagement and on-site water reuse.

Moderator: Caroline McCormack, California Housing Partnership Corporation

Panelists: Jonah Schien, U.S. Environmental Protection Agency; Kent Frame, Department of Water Resources; Rene Rodriguez, Abode Communities; Joanna Ladd, Chinatown Community Development Corporation

4-11 The Future of Supportive Housing: Best Practices in Behavioral Health and the Opportunity of the Local Government Special Needs Housing Program

Health and Homes

Beginner, Intermediate, Advanced; Room #

Join this interactive panel to discuss the future of supportive housing through the lens of San Diego County Behavioral Health Services. Dr. Piedad Garcia will discuss the County's Strategic Housing Plan, what the County has learned over a decade of Mental Health Services Act (MHSA) Housing, and how these important lessons are being incorporated into prospective planning for their \$10 million in new investment in the Local Government Special

Needs Housing Program (SNHP). In addition, the California Housing Finance Agency (CalHFA) will outline the details of this new and exciting SNHP program that will provide additional tools to create new supportive housing. Finally, presenters will highlight Affordable Care Act opportunities, with a focus on best practices for integrated supportive housing.

Moderator: Simonne Ruff, Corporation for Supportive Housing

Panelists: Dr. Piedad Garcia, San Diego Behavioral Health Services; Debra Starbuck, California Housing Finance Agency

4-12 Providing a Bridge to Housing: A New Model for Addressing Encampments

Homelessness, Services, and Housing for Special Needs Populations

Beginner; Room #

In November 2014, several agencies in Yolo County partnered to implement a pilot project called Bridge to Housing. The project relocated an entire homeless encampment from a riverbank (including 65 individuals and their pets) into temporary housing for a period of four months. While in temporary housing, participants received intensive services with the goal of moving each of them into permanent housing. In this workshop, panelists will discuss the collaborative planning process, challenges in implementation, outcomes, and lessons learned from Bridge to Housing.

Moderator: Tracey Dickinson, Yolo County Health and Human Services

Panelists: Karen Larsen, Yolo County Health and Human Services; Sergeant Roger Kinney, West Sacramento Police Department; Lisa Baker, Yolo County Housing; Participant, Bridge to Housing

Session V

Thursday, April 14, 2016, 10:45 AM– 12:15 PM

5-1 Time for Change: Factory-Built Housing as an Affordable Solution

Multifamily Home Development (Non-Finance)

Beginner, Intermediate; Room #

Factory-built housing (FBH) is an innovative, sustainable construction delivery method utilizing offsite manufacturing techniques to prefabricate a single or multi-story whole building, or building components, in deliverable module sections. Utilizing FBH, wholly or in part, can accelerate construction timelines, lower costs, and reduce waste. Using case studies of affordable and market rate developments, this session covers applicable regulations, responsibilities, and interactions between state and local governments, sales and use tax exemptions, and best practices of design and use.

Moderator: Carrie Paine, California Department of Housing and Community Development

Panelists: Cesar Ponce, California Department of Housing and Community Development; Curtis Fletcher, Guerdo Modular Buildings; Thomas Thai, Board of Equalization; Otis Orsburn, Hybrid Core Construction; Donna Gallup, American Family Housing

5-2 Communications Roundtable: How to Talk About Housing to Win More Support

Communications, Marketing, and Organizational Management

Beginner, Intermediate, Advanced; Room #

Opening with a quick refresher on messaging/framing, the bulk of this workshop will be driven by attendees who share their biggest communications challenges, followed by a roundtable discussion and feedback from the workshop panelists and peers. Come ready to share your most challenging communications obstacles, get answers,

and leave with helpful key messages and before-and-after examples of effective OpEds, public testimony, and more.

Moderator: Nathan Ho, Eden Housing

Panelists: Karen Naungayan, Housing California

5-3 Organizing to Build Public Support for Bigger Solutions to the Housing Crisis

Resident Organizing and Action

Beginner, Intermediate, Advanced; Room #

We are facing a severe housing crisis that is hurting families, communities, and businesses. It's time to think more boldly about the scale of solutions we need, and the kind of campaign it will take to build the public and political support needed to win. In this workshop, senior community organizers, campaign strategists, and community leaders will lead a conversation about: 1) the kinds of solutions that could make a difference; 2) elements of a strategic campaign that could win big solutions; and 3) basic skills to engage community residents.

Moderator: Amy Schur, Alliance of Californians for Community Empowerment

Panelists: Margaretta Lin, Dellums Institute; Estuardo Mazariegos, TRUST South LA

5-4 Creating Innovative Partnerships Between Cities, Providers, and Local Housing Authorities to End Homelessness

Homelessness, Services, and Housing for Special Needs Populations

Intermediate; Room #

Public Housing Authorities are increasingly essential partners in addressing homelessness in local communities. In Oakland, the local Housing Authority has been a collaborative partner with the City and homeless service providers since 2012. During this time, the collaboration has moved over 200 people directly from homelessness into permanent housing. Meaningful partnerships with the housing authority, city, and housing first providers make it happen. Learn how to create partnerships to end homelessness in your community.

Moderator: Susan Shelton, City of Oakland

Panelists: Vivian Wan, Abode Services; Brenda Goldstein, Lifelong Medical; Michelle Hassan, Oakland Housing Authority

5-5 Multifamily Lending for Affordable Developments: The Latest Trends

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

Affordable developers have an increasing number of choices in loan structures and products for both their conventional and tax-exempt financed developments. With interest rates on the rise, creative structuring becomes more critical. A panel of lenders active in multifamily lending will discuss the range of products and structures available, including current "balance sheet" products and Freddie/Fannie and Federal Housing Administration (FHA) options. The discussion will include options for addressing rising interest rates, including fixed-rate construction loans and hedges, and permanent loan options. The lenders will discuss financing options for a range of case study deal types, including new construction as well as portfolio refinancing and re-syndication.

Moderator: Richard Mandel, California Housing Partnership Corporation

Panelists: Perica Bell, Union Bank; Alice Carr, Chase; Lisa Gutierrez; US Bankcorp Community Development Corporation; Wade Norris, Eichner Norris & Neumann; Jeff Bennett, Wells Fargo Community Lending and Investment

5-6 AHSC in 2016: Strategies for Success

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

The inaugural round of the Affordable Housing and Sustainable Communities (AHSC) Program brought many complexities that had never been attempted through traditional financing programs. The program requires high levels of coordination with transportation, local government, and affordable developer partners, and leveraging countless unfamiliar programs. Using examples from the field, this workshop presents the in's and out's of applying for Cap and Trade funding in the highly revised 2016 program. Come learn how to bring it all together and address program complexities for a successful application.

Moderator: Flaherty Ward, Housing Authority of the County of Santa Clara

Panelists: David Dologite, California Housing Partnership Corporation; Jennifer West, TransForm; Eugene Lee, California Department of Housing & Community Development

5-7 Who's Sharing in the "Sharing Economy"? Strategizing to Combat Airbnb's Impact on Housing Affordability

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

Airbnb and similar businesses take thousands of rental units off the market statewide, significantly impacting availability and affordability. Cities and advocates are taking notice – Los Angeles is negotiating with Airbnb to pay Transient Occupancy Tax (TOT), and will allocate \$5 million to affordable housing; advocates are pushing Oakland to allocate TOT from these businesses to affordable development; San Francisco is seeking limits on short-term rentals of full units. SB 593 would require disclosure of occupancy information enabling municipalities to enforce regulations. Hear about these campaigns and discuss strategies for statewide coordination.

Moderator: Elissa Dennis, Community Economics, Inc.

Panelists: Peter Cohen, Council of Community Housing Organizations; Ian Lewis, Unite HERE; Dessi Mia Carbajal, East Bay Housing Organizations; Roy Samaan, Los Angeles Alliance for A New Economy for All; Tricia Keane, Los Angeles City Council District 11

5-8 Integrating Health and Housing: How Changes to California's Health Care System Will Impact Homelessness

Health and Homes

Intermediate; Room #

Between health reform, Medicaid waivers, and the increasing role of managed care, California's health care systems are transforming. This workshop explores potential opportunities to access health systems toward ending homelessness. The workshop will include a brief overview of opportunities to access funding for services and housing through changes to Medi-Cal, and focus on audience questions and answers to explore these opportunities at the state and local levels. Come curious and leave informed!

Moderator: Sharon Rapport, Corporation for Supportive Housing

Panelists: Alison Klurfield, LA Care ; Mike Alvidrez, Skid Row Housing Trust, Los Angeles; Rachelle Wenger, Dignity Health; Stacey Murphy, Abode Services

5-9 New Multifamily Solar Funding and Financing Models: Moving Beyond MASH to AB 693, Battery Storage, and Deeper Greener Resiliency

Sustainable Homes and Communities

Intermediate; Room #

The new Multifamily Affordable Housing Solar Roofs Program enacted by AB 693 will provide up to \$1 billion for solar installations at affordable, multifamily properties in California. This session is designed to ready affordable housing organizations to take advantage of the program. The workshop provides information on the new program, discusses issues affecting the delivery of solar services to affordable housing markets, and reviews approaches for assessing financial costs and benefits and understanding the merits of solar project opportunities.

Moderator: Wayne Waite, California Housing Partnership Corporation

Panelists: Sachu Constantine, Center for Sustainable Energy; Andrew McNamara, BrightPower; Lewis Milford, Clean Energy Group

5-10 Not Your Ordinary Lease-Up: Locating and Assisting Supportive Housing Applicants

Property Management/Asset Management

Intermediate; Room #

More and more affordable developers in California are setting aside a portion of their developments as supportive housing to serve chronically homeless individuals. Although desperately in need of housing, locating and processing highly vulnerable applicants can be challenging. The barriers of the population, combined with increased qualification requirements, can mean a more complicated and potentially longer process. Panelists will share their experiences, strategies and systems (such as a coordinated placement system and applicant navigation) for making supportive housing lease-up move as smoothly and quickly as possible.

Moderator: David Howden, Corporation for Supportive Housing

Panelists: Chris Callendrillo, Los Angeles Homeless Services Authority; Laura Sandoval, PATH Ventures; Lori Horn, The John Stewart Company

5-11 Hot Topics in State Policy: Homelessness, Land Use and Housing

Policy, Advocacy, and the Law

Beginner, Intermediate, Advanced; Room #

Interact directly with Housing California policy experts and get an inside look at the policy themes dominating the state Capitol in 2016. Glean insights from key staffers who advise legislative leaders, hear the latest on bills sponsored by Housing California, and get all your questions answered from those on the ground in the state Capitol.

Panelists: Tyrone Buckley, Housing California; Joe Boniwell, Housing California

5-12 Meet and Greet with New HCD Director Ben Metcalf

Room #

Join Ben Metcalf, new director of the California Department of Housing and Community Development (HCD) for an informal meet and greet. Take advantage of this great opportunity to ask questions, share your ideas, or just introduce yourself!

Session VI

Thursday, April 14, 2016, 1:45 AM– 3:15 PM

6-1 RAD is for Real (At Least For Now)

Multifamily Home Development (Non-Finance)

Beginner, Intermediate, Advanced; Room #

Learn how the HUD Rental Demonstration Program (RAD) is being used to convert traditional public housing to private ownership. Specifically, this panel will look at the revised RAD Notice that includes more stringent requirements for new construction replacement of existing housing and ownership and control requirements. This panel will review recent RAD conversions, including multiple property/new construction conversions; single property rehabilitations; and portfolio project rehabilitation, including San Francisco Housing Authority's large-scale portfolio conversion.

Moderator: Dianne Jackson McLean, Goldfarb & Lipman LLP

Panelists: Joshua Mason, Goldfarb & Lipman LLP; Isabel Brown, Goldfarb & Lipman LLP; Christopher Beck, Housing Authority of the City of San Buenaventura

6-2 TCAC and CDLAC Hot Issues and Updates

Multifamily Home Finance

Intermediate, Advanced; Room #

The Tax Credit Allocation Committee (TCAC) and California Debt Limit Allocation Committee (CDLAC) spent 2015 working with stakeholders to develop ideas for program improvements that would increase the production of affordable housing and also ensure accountability. This work resulted in regulation changes that were adopted in October 2015. The panel will provide an update on changes that were made to TCAC and CDLAC and discuss current hot issues. There will also be a question and answer period where audience members can bring up topics of interest.

Panelists: Mark Stivers, California Tax Credit Allocation Committee; Jeree Glasser-Hedrick, California Debt Limit Allocation Committee

6-3 Using Different Datasets to Inform Program and System-Level Changes to End Homelessness

Homelessness, Services, and Housing for Special Needs Populations

Intermediate; Room #

Communities across the country will need to use data better to drive systems change to end homelessness. This presentation includes a look at different datasets San Diego has used to inform change. Examples will include a homeless services organization that used data to inform the reallocation of housing resources; community Homeless Management Information System (HMIS) data and trends from the 25 Cities initiative to end veteran homelessness; and the implications from two cost-benefit studies, one targeting utilization data and the other a vulnerability tool.

Moderator: Amy Sawyer, US Interagency Council on Homelessness

Panelists: Julie DeDe, Father Joe's Villages; Jonathan Hunter, LeSar Development Consultants; Susan Bower, County of San Diego Health and Human Services Agency

6-4 Officially Sanctioned Homeless Encampments

Homelessness, Services, and Housing for Special Needs Populations

Beginner; Room #

For more than a decade, homeless encampments have become common in California. Santa Rosa in Sonoma County recently experienced a specific camp being "almost officially sanctioned" after members of Homeless Action occupied county-owned land for camping. Two separate sites were occupied by the campers, who ran the camps democratically and were able to gain support from the surrounding area near the camps. This workshop will have a dialog about how this occurred, how positives learned here can be replicated, and how other homeless campers could use the model.

Moderator: Adrienne Lauby, Homeless Action

Panelists: Duane De Witt, Roseland Action; Sonoma County Housing Advocacy Group

6-5 Update on HCD's AB 1699 Restructuring Process

Multifamily Home Finance

Beginner, Intermediate, Advanced; Room #

AB 1699 mandates the process by which the California Department of Housing and Community Development (HCD) manages financial and ownership restructuring. One year and ten escrow closings since adopting the AB 1699 Guidelines, HCD will share information on what works, problems to sidestep, unavoidable obstacles to prepare for, and specific details on the application and transaction process. The legislation and HCD Guidelines will

be reviewed to see where revisions could be made to make the process more effective. This workshop is recommended for anyone working on re-syndicating an HCD-funded project.

Moderator: Laura Whittall-Scherfee, California Department of Housing and Community Development

Panelists: Dana Trujillo, Skid Row Housing Trust; Laura Kobler, California Housing Partnership; Kevin Leichner, Eden Housing; Steven Marshall, California Department of Housing and Community Development

6-6 Planning and Implementing Outreach Initiatives that Create Healthier Communities by Extending Resident Services Programming into Surrounding Neighborhoods

Property Management/Asset Management

Intermediate; Room #

As more emphasis is being placed on the importance of creating healthier communities on a broader scale, affordable developers are taking steps to extend their social, education, and health-related resident services programming and benefits into surrounding neighborhoods. This workshop will focus on how developers – whether by themselves or through collaboration with outside providers – can advance their development programs by formulating and implementing community impact strategies that are meaningful and effective for the communities in which they are offered.

Moderator: Laura Archuleta, Jamboree Housing Corporation

Panelists: George Searcy, Jamboree Housing Corporation; Virginia Vaughn, City of Buena Park; Katie Villegas, Yolo County Children's Alliance; Katie Yancey, City of West Sacramento Economic Development Department

6-7 Neighborhood Approaches to Sustainability and Equity: Sustainable Little Tokyo and Sustainable Chinatown

Sustainable Homes and Communities

Beginner, Intermediate; Room #

Across the country, EcoDistricts are emerging as a new model of urbanism and community development rooted in sustainability. However, in California, equity and cultural preservation are at the forefront of these district-scale approaches, and affordable housing preservation and green infrastructure are the catalyst for neighborhood stabilization. Hear from Sustainable Chinatown in San Francisco and Sustainable Little Tokyo in Los Angeles about their successes and challenges using the EcoDistrict framework, and from Global Green, who provides a national context for this cross-sectorial work.

Moderator: Geeta Rao, Enterprise Community Partners

Panelists: Cindy Wu, Chinatown Community Development Center; Remy De La Peza, Little Tokyo Service Center; Walker Wells, Global Green