



HOMES WITHIN REACH 2018

October 29th – 31st

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All Sessions take place at the Harrisburg Hilton
Please note: speakers and topics are subject to change without notice.





MONDAY OCTOBER 29th Affinity Lunches

12:00 – 1:45 pm

12:00 – 12:30 pm: Luncheon Buffet

12:30 – 1:45 pm: Lunch Plenary Session Program

Affinity Lunch: Transforming Economically Distressed Communities through Opportunity Zones

With the passage of the Tax Cuts and Jobs Act of 2017 (TCJA) late last year, those in the community development sector have been presented with a potentially powerful tool to help boost economically distressed communities nationwide. The Opportunity Zones Program was established to encourage private investments into designated communities through tax benefits related to capital gains. This workshop will introduce this new federal program through a discussion with representatives at the forefront in community development.

Moderator: Mike Kearney, President & CEO, Mullin & Lonergan Associates, Inc.

Speakers: George Barlow, Jr., CPA/Principal, Novogradac & Company; Steve Napolitano, Senior Vice President, Boston Financial Investment Management; Michelle Yarbrough Korb, Counsel, Buchanan Ingersoll & Rooney; Jeni Cooper, Vice President, Relationship Manager, The PNC Financial Services Group; Joshua D. Cohen, Shareholder, Greenberg Traurig, LLP.

Affinity Lunch: Exploring Best Practices for Strategic Code Enforcement - Baltimore's Vacants to Value Program

Baltimore's Vacants Value Program is working to redevelop properties to spur growth and reinvestment for all of its residents. Recognized as a national best practice, the city of Baltimore has been utilizing strategic code enforcement to revitalize their community. Join our opening blight affinity lunch to hear from Commissioner Michael Braverman, Baltimore Housing, as he discusses the creation, implementation, and impact of the Vacants to Value Program.

Moderator: Winnie Branton, Esq., Branton Strategies, LLC

Speaker: Commissioner Michael Braverman, Baltimore Housing.



Affinity Lunch: Coordinated Entry: What's Next?

Now that Coordinated Entry is operational in every Continuum of Care, some communities have implemented more advanced strategies and refinements and some are just starting. Join us as we discuss advancing to the next level and the opportunities to be leveraged from your fully operational Coordinated Entry System through three distinct lenses- System Management, Policy Development, and Philanthropy.

Moderator: Leigh Howard, President, DMA - Diana T. Myers & Associates, Inc.

Speakers: Lauren Campbell, Decade to Doorway Administrator, Chester County Department of Community Development; Jane Downing, Senior Program Officer, Economic and Community Development, Pittsburgh Foundation; Jason D. Alexander, MPP, Principal and Co-Founder, Capacity for Change, LLC.

Affinity Lunch: The Intersection of Health and Housing – Examples from Across the Country

Housing is a social determinant of health. The affordable housing and health care sectors have each recognized the need to seek out partnerships with the other in order to meet our goals in a way that benefits both sectors. But we have a long way to go in Pennsylvania to take this recognition and turn it into programs and policies. Join us to learn about work in multiple states that leverages the interests of both sectors.

Moderator and Speaker: Ben Laudermilch, Executive Housing Director, PA Department of Human Services

Speakers: Celia Smoot, Director of Housing, LISC; Jo Ellen McNamara, National Director of Housing Partnerships, UnitedHealthcare; Frank Woodruff, Executive Director, National Alliance of Community Economic Development Associations.



Session A

2:15 – 3:30 pm

A1: New Market Tax Credits as a Community Revitalization Tool

The session will focus on the intricacies of this innovative financing model and the use of multiple financing sources. Currently under construction in two phases, New Market West is a mixed-use development that will transform a 1.5 acre vacant site in West Philadelphia and is a key component of the neighborhood's revitalization strategy. Phase One is a 135,700 square foot LEED commercial/retail building anchored by Horizon House and ACHIEVEability with early childhood education, retail and parking; Phase Two includes 41 affordable apartments.

Moderator & Speaker: Sue McPhedran, Director of Development, Philadelphia Region, Mission First Housing Group

Speakers: Jeff Wilush, President & CEO, Horizon House; Toni Marchowsky, Special Assistant, Office of State Senator Vincent Hughes; Ryanne Shuey, Vice President, Tax Credit Investment Group, PNC Bank.

A2: Sorting Out the Application of LIHTC to Mixed-Income and Mixed-Use Buildings

Mixed-income and mixed-use LIHTC projects embody the highest hopes for neighborhood revitalization and housing opportunity for low income people. But, the application of LIHTC and PHFA rules to such projects can be so complex as to discourage developers from attempting them. This workshop will unravel those complexities in order to encourage community leaders and developers to continue to create these kinds of projects.

Moderator & Speaker: Roy Diamond, President, Diamond And Associates

Speakers: David Doray, Senior Development Officer, PHFA; Blanca Ramirez, Vice President, Hudson Housing Capital; Linda Metropulos, Acting Deputy Director, ACTION-Housing, Inc.; Ronald Miller, Partner, Affordable Housing Accountants Ltd.

A3: Sustainability Begins at Home: Energy Efficiency, Preservation, and Going Green

We will explore how to use tools available for energy savings and for environmental upgrades to improve affordable housing and help residents improve their quality of life. This workshop will be most helpful to developers who want to learn how to leverage federal funding to meet energy efficiency and other green upgrades.

Moderator & Speaker: Michael Bodaken, President, Bodaken & Associates



Speaker: Ellen Lurie Hoffman, Federal Policy Director, National Housing Trust; Patrick Cicero, Executive Director, PULP; Steve Luxton, Executive Director, Energy Coordinating Agency; Sarah Ralich, Energy and Construction Manager, ACTION-Housing, Inc.

A4: Creative Place-Making: A Case Study in Neighborhood Revitalization

New Kensington CDC in Philadelphia successfully revitalized its neighborhood and then turned its attention to a neighboring distressed community. This panel will present NKCDC's plan and results as a case study in neighborhood revitalization, in a community full of challenges. It recently completed its linchpin housing development, Orinoka Civic House, and continues its work on many fronts in the neighborhood.

Moderator & Speaker: Christine Paul, EVP of Development, Diamond And Associates

Speakers: Morris Zimmerman, Principal, BWA Architects; Stefanie F. Seldin, Executive Director, Rebuilding Together Philadelphia; Barb Varela, Managing Director, Real Estate and Finance, New Kensington Community Development Corporation.

A5: Effective Approaches for Addressing Blight in Extremely Rural Areas

This session will feature a panel with representatives from three predominantly rural counties - Armstrong, Greene, and McKean - and will focus on efforts to-date to address blighted properties in those areas. Issues covered will include blight, right-sizing tools to address rural challenges, and different ways of overcoming the limited capacity of rural areas in staffing and resources. We will provide case studies from each county.

Moderator: Christopher Gulotta, Principal, The Gulotta Group LLC

Speakers: Dave Calvario, Executive Director, Greene County Redevelopment Authority; Brigid Beatty, Municipal Services Coordinator, Armstrong County, Department of Planning and Development; Alcherrie Williams, Executive Director, McKean County Redevelopment and Housing Authorities.

A6: Innovative Collaborations: Targeting the Intersection of Behavioral Health and Housing

When systems work together it creates better housing opportunity and supports for those in our communities with the most barriers to housing. Come and hear how both Allegheny County and Beaver County are utilizing the SAMHSA's Cooperative Agreements to Benefit Homeless Individuals (CABHI) to align local cross system resources to better identify, assess, serve, and support those with the most



complex barriers to housing. This workshop will focus on components of both programs that can be replicated to help create effective collaborations and move people from homelessness to home.

Moderator: Diane Johnson, H2O Project Coordinator, Allegheny County Department of Human Services, Office of Behavioral Health

Speakers: Anne Kainaroi, Diversion and Service Specialist, Community Human Services; Selenna Moreland, Director, ROOTS INC.; Gabriel S. Krivosch, Program Supervisor, Allegheny Link, Allegheny County Department of Human Services.

A7: Homelessness #MeToo

Women and teens often pay for housing with their bodies. Homeless women and teens are at risk for harassment - especially when they are worried that their children have nowhere to go. We will examine the issue and propose solutions to this vital part of the #MeToo reality.

Moderator & Speaker: Pat LaMarche, Author & Homeless Advocate

Speaker: Diane Nilan, National Advocate & Film Maker, Hear Us.

A8: Leveraging Community Resources to Deliver Healthcare to Residents in Affordable Housing Communities

Housers are increasingly reaching out to health care partners to help their residents stay better connected to care for behavioral or physical health conditions that can cause housing instability. Health care providers are also finding these partnerships help meet their goals of reducing use of crisis and emergency services, keeping people out of nursing homes and other institutional settings, and better overall health outcomes for residents. Come and hear about these partnerships and the primary care and wellness services health care partners can deliver for affordable housing residents. Presenters will share how to approach health care partners, what it takes to collaborate with the health care system, and the outcomes they've achieved.

Moderator: Erin Hart, Director, Health Benefit Services, American Healthcare Group

Speakers: George Moses, Outreach Associate, East Liberty Family Health Care Center; Peggy Bailey, Director, Health Integration Project, Center on Budget and Policy Priorities.

A9: Innovative Housing Practices for Healthy Aging in Place: A Closer Look at Pennsylvania Department of Aging's Alternative Housing Pilots

Learn about promising and ground-breaking practices serving an aging population with complex health, social and long term care needs, in non-traditional housing options. Hear about Pennsylvania's pioneering Housing Pilots; SHARE, a three county program that gives a new spin to the Shared Housing Model; and ECHO, (Elder Cottage Housing Opportunity) a portable housing



choice that allows an individual to share a property with their family, while living in their own home.

Moderator & Speaker: Pascale Leone, Associate Director, Corporation for Supportive Housing

Speakers: Julie Seby, Chief of the Division of Housing and Community Services, Pennsylvania Department of Aging; Larisa Yusko, SHARE Housing Counselor; Julie Fenton, Director of Business Development, Clearfield County Area Agency on Aging.

A10: Federal and State Agency Single Family Affordable Housing Mortgage Update

This session will provide information and updates on affordable housing programs and single family mortgages provided by PHFA, HUD, and USDA Rural Development. These programs offer excellent possibilities to help low and moderate income families achieve homeownership.

Moderator: George Klaus, Chair, Housing & Community Development Committee, South Central Assembly

Speakers: Coleen Baumert, Director of Homeownership Programs, Pennsylvania Housing Finance Agency; Mike Levine, Housing Program Officer, Federal Housing Administration-U.S. Department of Housing and Urban Development, Philadelphia Regional Office; Dave Corwin, Housing Programs Director, U.S. Department of Agriculture – Rural Development, Pennsylvania State Office.

Session B

4:00 – 5:15 pm

B1: Latest Developments in Low Income Housing Tax Credits

The workshop will discuss the current latest developments from Congress, the IRS, HUD, PHFA, and the construction, development and the equity investor perspective.

Moderator: Stuart Poppel, Esquire, Poppel Law LLC

Speakers: Laura Northup, Principal, Mullin & Lonergan Associates, Inc.; Andy Haines, Executive Vice President, Gatesburg Road Development; Elizabeth A. Harriger, Principal, McKonly & Asbury LLP; Michael Murray, Senior Vice President, Acquisitions, CREA.

B2: Tackling Relocation - Managing Finance, Construction and Comfort



The types of relocation and lengths of displacement are endless and cumbersome, yet often necessary in order to preserve affordability. Learn how developers, property managers, supportive service providers, and general contractors navigate financing requirements/restrictions and property rehabilitation needs with care and compassion for residents.

Moderator & Speaker: Karyntha Cadogan, Vice President Development, Diamond And Associates

Speakers: Phil Ford, Vice President Business Development, Sota Construction Services, Inc.; Erika Scharr, Director, Kramer+Marks Architects; Rose Bell, CEO, PRDS Corporation; Trashaun Banks, Executive Vice President of Compliance, Multifamily Management Services, LLC.

B3: CAPital Construction - Rebuilding Community through Second Chances

Dan Jurman and the panel will discuss CAPital Construction, a program that won first place (small city) in the 2017 US Conference of Mayors / Wells Fargo Community WINS competition. CAPital hires employees with barriers to employment and provides paid training while they rehabilitate blighted housing and provide lead remediation. The homes are then rented to at-risk families or sold to low to moderate income first-time home buyers through local partnerships with both other nonprofits and government agencies.

Moderator & Speaker: Dan Jurman, CEO, Community Action Partnership of Lancaster County

Speakers: Justin Eby, Director, Housing & Community Development, Lancaster County Housing & Redevelopment Authorities; Ray D'Agostino, Executive Director, Lancaster Housing Opportunity Partnership; Danene Sorace, Mayor of Lancaster; Vanessa Philbert, Household Stability Impact Team Leader, Early Learning Resource Center, Community Action Partnership of Lancaster.

B4: The Challenge of Blighted Vacant Land and Models to Address It

Areas that have experienced continued population loss tend to have an overabundance of vacant land. This session will explore the deleterious effects and negative financial impacts of blighted land and the environmental hazards left by previous development. It will also feature the community care stewardship model which adapts the traditional approach to volunteer-led stewardship to recognize, reward, and equip residents to participate in greenspace maintenance work with a specific focus to abating environmental hazards.

Moderator & Speaker: An Lewis, Executive Director, Tri-COG Land Bank

Speakers: Evaine K. Sing, Executive Director, Grounded Strategies; Jonathan Burgess, Policy Director, Allegheny County Conservation District.



B5: Leaders or Tokens?: Partnering with Young People in the Fight to End Youth Homelessness

As youth homelessness slowly gains attention across the country as an important issue in the housing justice field, youth are often left out of decision-making processes, or treated like tokens while adult professionals take the lead on developing programs, fighting for resources, and advancing advocacy goals. This session, developed and led by youth in solidarity across geographical boundaries, will engage housing professionals in conversation around how the unique challenges of fighting youth homelessness can be best met by trusting and partnering with young people themselves who have lived through the complex systems and circumstances that advocates are working to change.

Moderator & Speaker: Youth HEALers Stand Up, Youth Organizers, People's Emergency Center

Speakers: The Attic Youth Center, Philadelphia; Valley Youth House Youth Advisory Board, Bethlehem Valley Youth House.

B6: Everything In Its Right Place: The Challenge of Coordinating Entry To Housing and Emergency Services In Your Community

By January 2018, every community throughout the Commonwealth of Pennsylvania had launched a Coordinated Entry System (CES) designed to quickly identify, assess, refer and connect people experiencing or at risk for homelessness to housing and emergency services. The time for planning is done, but the challenges related to implementation of Coordinated Entry have only just begun. This workshop features CES leaders from four communities in Pennsylvania who will share lessons learned and innovative solutions including collaboration, prioritization, using data, meeting the needs of vulnerable populations and building financial sustainability.

Moderator: Jason D. Alexander, MPP, Principal and Co-Founder, Capacity for Change, LLC

Speakers: Wendy Stivers, CHART Manager, Tabor Community Services; Ja' Von Clark, Western PA CoC Coordinated Entry Liaison, Lawrence County Community Action Partnership; Zenayda Alicea, Coordinated Entry Regional Manager, Third Street Alliance for Women & Children.

B7: Preventing Homelessness for Justice Involved Women

Throughout this workshop, we will look at the underlying dynamics that connect trauma and housing instability and how a cross system approach can support women in successfully re-entering and contributing to the community. Come and hear about two different programs, including the challenges and necessary steps in creating a trauma informed partnership between the justice system and service providers, to ensure justice-involved women achieve long-term stability,



prevention of recidivism, housing security, and financial self-sufficiency.

Moderator: Jackie Weaknecht, Program Manager, PA Commission on Crime and Delinquency, Office of Criminal Justice System Improvements

Speakers: Jennifer Lopez, Deputy Chief, Chester County Adult Probation, Parole and Pre-trial Services; Carolyn McKenna, Director of Development, Home of the Sparrow; Reverend Michelle Simmons, CEO/ President, Why Not Prosper.

B8: Smart Home Technology: New Opportunities for Independent Living and Aging in Place

A growing number of companies now offer apps for your smart phone or tablet that are capable of managing an entire smart home. With voice, a swipe or a touch of a hand, people with disabilities and seniors can control thermostats, window coverings, lights, doors, pet feeders, medicine dispensers, and many other smart devices. This workshop will provide information and a demonstration - including “lessons learned “ - about products that are being used to help people transition from nursing homes, seniors “age in place” and young adults create a “Home of Their Own.”

Moderator & Speaker: Susan Tachau, Chief Executive Officer, Pennsylvania Assistive Technology Foundation

Speakers: Michael Strawbridge, Community Computing Educator, Inglis; Kirby G. Smith, Founder & President, SunKirb Ideas, LLC

B9: Medicaid Waivers: Another Tool to Help End Homelessness in Pennsylvania

States across the country are filing for waivers to help pay for services to help stabilize the hardest to house in community based settings. Come and hear about what is happening across the country and get the latest updates on working to make it possible in Pennsylvania to use Medicaid for the services that will help people experiencing homelessness get and keep housing.

Moderator & Speaker: Peggy Bailey, Director, Health Integration Project, Center on Budget and Policy Priorities

Speaker: Patrick Keenan, Director, Consumer Protections & Policy, PA Health Access Network.

B10: Addressing Modern-Day Redlining in Home Mortgage Lending

The Center for Investigative Reporting analyzed over 31 million mortgage records and found that 60 years after the Fair Housing Act, modern day redlining stubbornly persists. This workshop will



review what we know about why African American and Latinx applicants are denied mortgages at significantly higher rates than white applicants, and examine several tools to address this discrepancy, including the federal Community Reinvestment Act, enforcement of existing anti-discrimination laws for individual borrowers, and how borrowers can be better educated and empowered about their rights.

Moderator & Speaker: Michael Froehlich, Managing Attorney, Homeownership & Consumer Rights Unit, Community Legal Services, Inc.

Speaker: Angela McIver, Chief Executive Officer, Fair Housing Rights Center in Southeastern Pennsylvania and Member of the Pennsylvania Advisory Committee of the U.S. Commission on Civil Rights.



Affinity Dinners

6:15 – 8:30 pm

6:15 – 7:00 pm: Dinner Buffet

7:00 – 8:00 pm: Dinner Plenary Session Program

Affinity Dinner: Developer and Investor Perspectives on the Low Income Housing Tax Credit

The panel will discuss the current issues and topics that developers and investors encounter in negotiating documents and structuring deals for Low Income Housing Tax Credit projects.

Moderator: Penny Indictor, Partner, Berman Indictor, LLP

Speakers: George Baker, Acquisitions Manager, CAHEC; Jacob Fisher, Regional Vice President of Development Pennrose Properties, LLC; Rich McCauley, Executive Vice-President, The Richman Group Affordable Housing Corporation; Corine Sheridan, Vice President, Director of Origination, Boston Capital.

Affinity Dinner: Timely Accomplishments and Emerging Opportunities: Tackling Blight in Pennsylvania

This dinner will highlight the latest report from the Housing Alliance of Pennsylvania that is intended to serve as a blueprint for our collective work to tackle blight in the Commonwealth of Pennsylvania. Panelists will discuss key report findings including best practices for replication, provide an update on the impact of state policy and legislation on local efforts, and create a dialogue on future policy and training needs to continue the work of fighting blight in your local community.

Moderator: Richard Vilello, Deputy Secretary, Department of Community & Economic Development

Speakers: Pennsylvania Senator David Argall, 29th Senatorial District; Carolyn Placke, Program Officer, LISC; Patrick A. Mack, Deputy Director, Housing Authority of Northumberland County; April Kopas, Executive Director, Redevelopment Authority of the County of Westmoreland and Westmoreland Land Bank.

Affinity Dinner: Adopting New Models of Emergency Shelter and Transitional Housing: Moving Forward in Your Community

Many communities have emergency shelter and transitional housing programs that are struggling to adapt to the new structure and housing first model for delivering housing crisis services. Come and hear from national experts on strategies used in other states to shift the paradigm and cultivate buy



in from agency staff, organizational boards, and the broader community in order to truly transform the homeless service delivery system in your community.

Moderator & Speaker: Suzanne Wagner, Principal, Housing Innovations LLC

Speakers: Kimberly Tucker, MSW, Director of Housing and Homeless Services, St. Joseph's Villa.

Affinity Dinner: Pennsylvania's Managed Care Organizations Focus on Housing as a Social Determinant of Health

Along with the rest of the nation, Pennsylvania is working to identify how to integrate the goals of the affordable housing and health care sectors to help both sectors achieve their goals. This plenary will profile the existing and future initiatives of several managed care organizations in Pennsylvania that are actively planning or have begun implementation on programs and projects that focus on ensuring affordable housing to their health care participants.

Moderator: Phyllis Chamberlain, Executive Director, Housing Alliance of PA

Speakers: Ami Jo Probst, Housing Program Manager, AmeriHealth Caritas Pennsylvania Community HealthChoices (CHC); Susan McAllister, MD., Chief Medical Officer, AmeriHealth Caritas Pennsylvania Community HealthChoices (CHC); Joe Elliot, Operations Manager, PA Health & Wellness; Felicia Alexander, Community Liaison Officer, PA Health & Wellness; Matt Jennings, Director, Product Development, UPMC Community HealthChoices; Dan LaVallee, Director of Government and Business Relations, Government Programs, UPMC Health Plan.



TUESDAY OCTOBER 30th

Breakfast Program

7:45 - 9:30 am

7:45 – 8:30 am: Breakfast Buffet

8:30 – 9:30 am: Breakfast Program

Invisible People: Helping People with Lived Experiences Tell Their Stories

Mark Horvath, Founder, Nonprofit Executive and Digital Storyteller, Invisible People will share his perspective on his extraordinary leadership in helping people who are experiencing homelessness tell their own stories. You will be inspired by his dedication and service in giving a voice to those who need it most.

Additionally, Phyllis Chamberlain, Executive Director of the Housing Alliance of Pennsylvania, will share the Housing Alliance's priorities for the coming year.

Introductions: Phyllis Chamberlain, Executive Director, Housing Alliance of Pennsylvania

Speaker: Mark Horvath, Founder, Nonprofit Executive and Digital Storyteller, Invisible People.

Session C

9:45 – 11:00 am

C1: Developing LIHTC Housing for People with Disabilities: Case Studies, Challenges, Solutions

There is a large demand for independent, affordable housing for people with disabilities, yet developing inclusive communities with the low income housing tax credit can be challenging. Panelists will discuss the obstacles, their success stories and suggestions for ways forward.

Moderator: Kim Dolan, Staff Attorney, Regional Housing Legal Services

Speakers: Bianca 'Jamillah' Waliddin, Executive Director, Liberty Housing Development Corp.; Elliot Frank, President, Autism Housing Development Corporation of Pittsburgh; Kim Krauter, Chief Operating Officer, Advanced Living Communities.



C2: Innovations in Public Housing: Three Pennsylvania Case Studies

Public Housing Authorities (PHAs) across the Commonwealth are seeking new ways to address challenges presented by changing market conditions, limited funding, and regulatory constraints. This panel will present three case studies of how the Housing Authority of the City of Pittsburgh, the Clarion County Housing Authority, and the Montgomery County Housing Authority are innovating to meet challenges in their communities.

Moderator: Peter Kaplan, Board Member, Housing Authority of the City of Pittsburgh

Speakers: Darrell Davis, Chief Development Officer, Housing Authority of the City of Pittsburgh; Joel Johnson, Executive Director, Montgomery County Housing Authority; Penny Campbell, Executive Director, Clarion County Housing Authority.

C3: Home Repair Loan Programs: How to Create a Revolving Loan Fund or Loan Guarantee Fund

A home repair loan program can be an important tool in preserving affordable housing, allowing seniors to age in place and improving the health of children and families. Unlike grant programs, loan programs are sustainable over the long term and often leverage private capital. This session will take a deep dive into loan programs in three cities, their key features and the homeowners they serve. This session will have a robust question and answer period so that each participant has sufficient information to begin a conversation in their own community about whether a home repair loan program will help them to achieve their goals.

Moderator & Speaker: Karen Black, CEO, May 8 Consulting

Speaker: Jill Roberts, Executive Director, Healthy Rowhomes, Clarifi.

C4: Partnering with a Community Land Trust: Expanding Your Reach – Neighborhood Revitalization & Affordable Housing

Community Land Trusts are a unique model of preserving long term affordability of an individual property. This session will explore how to think outside the box and build partnerships between traditional affordable housing developers and CLTs in order to expand the reach and accomplish the mission of both organizations, bringing added benefits for the homebuyer.

Moderator & Speaker: Tracy Purdy, President, Mosaic Community Land Trust

Speakers: Marianne Lynch, Executive Director, Habitat for Humanity of Montgomery and Delaware Counties; Judith Memberg, Executive Director, Genesis Housing.



C5: Employment as a Means to End Homelessness: Engaging Homeless Job-Seekers with Multiple Employment Barriers

This workshop will share the Customized Employment approach to assist homeless individuals with multiple barriers to employment, including a history of behavioral health and / or substance use challenges as well as incarceration, to seek and maintain meaningful work at a living wage. Lessons learned, engagement techniques and outcomes will be discussed.

Moderator: Lyn Kirshenbaum, Senior Management Analyst, Department of Housing and Urban Development

Speakers: Jason Cosley, MSW, Executive Director, First Step Staffing; Lauren Rieser Shawl, MS, CPRP, CPS, ACRE, Special Projects Coordinator, Transitions, Integration and Partnerships, Philadelphia Department of Behavioral Health and Intellectual disAbility Services; Larry Russock ACRE, CESP, MSW Program Director, Employment and Day Services, St. John's Community Services.

C6: Roundtable Discussion: Advancing Solutions to End Youth Homelessness

Communities throughout Pennsylvania are working with increased urgency to implement strategies to end homelessness among youth. This roundtable discussion will explore how different communities are approaching this work, the strategies they are implementing, barriers they are encountering and what we can learn from one another. Attendees will participate in an open, active, solutions-oriented conversation.

Moderator & Speaker: Christy Rubenstein, Associate, Diana T. Myers & Associates, Inc. (DMA)

Speakers: Sally Stadelman, BigBurgh Manager, Coordinator of Homeless Initiatives, Department of Public Safety; Jessica Sones, Youth System Coordinator, Office of Homeless Services, City of Philadelphia; Chloe Cole-Wilson, Coordinator, Project Silk LGBT Drop-in Center.

C7: Rapid Rehousing for Family Reunification in the Child Welfare System

The lack of stable, safe and affordable housing causes costly delays for as many as 30% of families seeking to reunify with their children in the child welfare system. This workshop will discuss a new program, Rapid Rehousing for Reunification (RRR), that applies rapid rehousing principles to child welfare involved families creating housing stability and family reunification security for families involved with child welfare whose reunification have been delayed due to housing.



Moderator & Speaker: Nan Feyler JD, MPH, Director of Housing and Child Welfare Initiative/ Stoneleigh Fellow, Department of Human Services, City of Philadelphia

Speakers: Syreeta Owen-Jones, Administrator for Family and Youth Engagement Center, Prevention Division, Philadelphia Department of Human Services; Hildaliz Escalante-Nimchuk, MSW Housing Director, Congreso De Latinos Unidos, Inc.

C8: The Medical - Legal Partnership: An Innovative Strategy to Address Social Determinants of Health

Attorneys and healthcare providers will present on the effectiveness of addressing housing issues through the Medical-Legal Partnership (MLP) Model, an interdisciplinary approach that emphasizes proactive screening for housing issues within the healthcare setting. Presenters will explore the impact of housing on health and will discuss the legal remedies available to address substandard housing and evictions. Presenters will also share their experience advocating for city-wide housing policy changes as a multi-disciplinary team of advocates.

Moderator & Speaker: Theresa Brabson, Director, Medical-Legal Partnership Initiative, Legal Clinic for the Disabled

Speakers: Jeremiah Goldstein, MD, St. Christopher's Hospital for Children; Lindsey Alexander, Esq., Legal Clinic for the Disabled.

C9: The Reality of Winning Housing Policy Changes: Can We Be More Effective?

This workshop featuring legislative staff and seasoned advocates will engage participants in a dialogue in the strategies that work to win housing advocacy campaigns and how to become a stronger advocate.

Moderator & Speaker: Joe Willard, Vice President, Policy, People's Emergency Center

Speakers: Allison Beresnyak Karakis, Government Relations Manager, FHLBank Pittsburgh; Toni Marchowsky, Special Assistant, Office of Pennsylvania Senator Vincent Hughes.

C10: Rebuilding Homeownership through Education and Innovative Financing

The purpose of the session is to raise awareness of how lenders can make the dream of homeownership a reality. Lenders play a key role in educating the consumer on how to financially prepare for homeownership and offering wise, creative, and affordable lending options. Discussion will include how partnering with non-profits, local housing organizations and engaging the community are critical components of the overall strategy.



Moderator & Speaker: Eric Kambour, Regional Sales Manager, Mortgage, Santander Bank

Speaker: Anna Frank, Financial Education Program Coordinator, First Commonwealth Bank; Patrick Eberz, Program Manager, NeighborWorks Southwest PA.

Session D

11:30 – 12:45 pm

D1: LIHTC Acquisition & Rehabilitation Overview

Panelists will provide an overview of acquisition and rehabilitation and the issues and rules specific to the process.

Moderator & Speaker: Dayle Dalling, Manager, Novogradac & Company LLP

Speakers: Macy Kisilinsky, VP Acquisitions, Alliant Asset Management Co. LLC; Stephen L. Rudow, Senior Vice President, AGM Financial Services, Inc.

D2: Innovative Approaches to Preserving Affordable Housing From Individual Projects to Citywide Initiatives

Throughout the Commonwealth, affordable housing developments are at risk as many are in need of significant renovations and/or are at risk of conversion to market rate housing. This panel will explore the affordable housing preservation crisis in the Commonwealth so that the audience will understand the factors that are undermining affordable housing preservation. Three approaches to address preservation will be explored: on a project level, an innovative re-development of a senior housing development in central Pennsylvania and two cities, Philadelphia and Pittsburgh, where the nonprofit sector and City government have joined together to offer both systemic approaches and project-level interventions to preserve affordable housing.

Moderator: Mark Deitcher, Director of Business Development, Mission First Housing Group

Speakers: Claude F. Hicks, Vice President/Director of Real Estate Development, Housing Development Corporation MidAtlantic; Carolyn Placke, Program Officer, Philadelphia LISC; David Buches, Community Investment Manager, FHLBank Pittsburgh.

D3: Affordability Without (Much) Subsidy: “Market Affordable” Housing’s Role in the Future of Affordable Housing

A majority of housing that is affordable even to the lowest income homeowners and renters operates without subsidy. Known as “market affordable” or “naturally occurring affordable” housing, this



large segment of the marketplace is drawing increasing attention from the affordable housing community as it grapples with declining subsidies amid increasing demand. This panel will explore the development of mission-aligned, “market affordable” housing, and will include perspectives on for-profit and non-profit development models, financing, and policy drivers to support market affordable creation.

Moderator: Ray Skinner, Former Executive Director, Maryland Department of Housing and Community Development and CEO of East Baltimore Development Initiative

Speakers: Rob Cox, Senior Director, Reinvestment Fund; Kendall Pelling, Director of Land Recycling, East Liberty Development Initiative; Maria Sourbeer, Vice President of Development, Shift Capital.

D4: Ten Years of Conservatorship: Successes, Challenges and Next Steps

The Abandoned and Blighted Property Conservatorship Act (Act 135) was enacted ten years ago. This session will examine the use and impact of conservatorship over the last decade, share success stories, and identify challenges to greater use of this powerful blight tool. Panelists will offer ideas on ways to improve the conservatorship process. Conservatorship basics will also be covered.

Moderator & Speaker: Winnie Branton, Esquire, Branton Strategies LLC

Speakers: Michael P. McIlhinney, Esquire, Orphanides & Toner; Sabreana Wood, Author, The Abandoned and Blighted Property Conservatorship Act, 10 Years of Productive Reuse; Alicia Miller Karner, Director, Community and Economic Development, City of Bethlehem.

D5: The “Finish Line” for Foster Youth

Older foster youth (18-21) transitioning from the child welfare system face many challenges to gaining and maintaining their independence. There is a system and process in place to support youth transitioning out of foster care, but a lack of safe and affordable housing results in many older youth becoming homeless / couch-surfing. Hear from a former foster youth, learn about the transition process and the needs of this vulnerable population, and how you can help.

Moderator & Speaker: Lorrie Deck, Director, Program Division Office of Children, Youth, and Families, PA Department of Human Services.

Speaker: Beth Ellis, Housing Specialist, Housing Alliance of Pennsylvania.

D6: Housing First Fundamentals

Housing First is an approach to quickly and successfully connect individuals and families



experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Come and learn the fundamentals of this philosophy as it relates to program services.

Speaker: Suzanne Wagner, Principal, Housing Innovations LLC

D7: Partnering with Local Courts to Prevent Homelessness: An EPIC Solution

In partnership with the Montgomery County Courts, Montgomery Bar Association, Legal Aid of Southeastern Pennsylvania, Montgomery Bar Foundation, the Pottstown Cluster of Religious Communities and the Montgomery County Office of Housing & Community Development, Your Way Home has established the Eviction Prevention Intervention Coalition (EPIC) to provide limited financial assistance and legal representation to prevent evictions, as well as referrals to long-term financial and social supports needed to prevent future housing instability. Learn how EPIC was informed by a national best practice research study, funded by braiding public-private dollars, and implemented in the Montgomery County Courts.

Moderator: Blair Dawson, Community Relations Manager, Your Way Home, Montgomery County.

Speakers: Nancy Walsh, Program Coordinator, Montgomery Bar Association; Russell Johnson, President & CEO, HealthSpark Foundation; Becka Hoover, Your Way Home Housing Stability Coach, Pottstown Cluster of Religious Communities; Eileen Carroll, Attorney, Legal Aid of Southeastern Pennsylvania.

D8: Housing for Individuals with Disabilities: Obstacles and Opportunities

State government agencies responsible for programs serving these individuals are actively promoting housing and support services that enhance independence, choice and creative use of staff, while managed health care organizations are also entering the funding landscape. This panel will explore current housing options for individuals with disabilities, outline the major obstacles to achieving housing independence for persons with disabilities, and highlight some programs working on innovative solutions.

Moderator: David Gates, Esq. Senior Attorney and Director of Policy, PA Health Law Project

Speakers: Sara Crimm, Executive Director, Families CCAN; Rich Kisner, Executive Director Community Strategies Group.

D9: Combating the Opioid Crisis: What Urban, Suburban, and Rural Communities Can Learn from Philadelphia's Effort

Pennsylvania has been hard hit by the opioid epidemic. This workshop will discuss the challenges faced and progress made in battling the epidemic in Philadelphia and will share lessons learned that



can be utilized in other communities.

Moderator: Christine Simiriglia, Executive Director, Pathways to Housing PA

Speakers: Casey Odonnell, CEO/President, Impact Services Corporation; Patrick Keenan, Director, Consumer Protections & Policy, PA Health Access Network.

D10: Breaking Down the Barriers to Home Ownership: Student Loans, Bad Credit, and Predatory Transactions

Come to this panel to talk about solutions for potential first time homeowners who are struggling with student debt, trying to navigate complex financial deals such as “rent-to-own,” and /or who are recovering from trauma like domestic violence.

Moderator: David Feldman, President, Right-Sized-Homes, LLC.

Speakers: Sonia Lewis, CEO, The Student Loan Doctor LLC; Charlise Smith, CEO, Women Against Violence Enterprises and Services; Jennifer Schultz, Esq. Senior Staff Attorney, Community Legal Services.

D11: Building Housing and Our Collective Strength in PA

Women in PA play a variety of roles in bringing affordable housing to communities throughout Pennsylvania. Join leaders in the field as they discuss their role in ensuring a home within reach and a place at the table for women to lead and be a part of this important effort.

Moderator: Jennifer McCormick, Administrative Consultant, Women in Housing and Finance

Speakers: Blanca Ramirez, Vice President, Hudson Housing Capital LLC; Jill Roberts, Executive Director, Clarifi/Healthy Rowhouse Project; Karen Welsh, President, UpStreet Architects Inc.; Donna Bullock, State Representative, PA House of Representatives.



Lunch Program

12:45 - 2:30 pm

12:45 – 1:30 pm: Plated Lunch

1:30 – 2:30 pm: Lunch Program

50th Anniversary of the Fair Housing Act: How Far We Have Come, and Where We Go From Here

In recognition of the 50th Anniversary of Fair Housing, Dr. Tiffany Manuel, Vice-President, Knowledge, Impact, and Strategy, at Community Partners, Inc., will look back on how far we have come in these fifty years of Fair Housing and how far we still have to go with a focus on how effective messaging can move us forward. A panel will continue the conversations about the experiences of Pennsylvanians and how to overcome remaining barriers to housing.

Keynote Speaker: Dr. Tiffany Manuel, Vice President - Knowledge, Impact, & Strategy, Enterprise Community Partners, Inc.

Moderator: Gerald S. Dickinson, Assistant Professor of Law, University of Pittsburgh

Speakers: Angela McIver, Chief Executive Officer, Fair Housing Rights Center in Southeastern Pennsylvania and Member of the Pennsylvania Advisory Committee of the U.S. Commission on Civil Rights; Rue Landau, Esq, Executive Director, Philadelphia Commission on Human Relations, Fair Housing Commission; Dr. Tiffany Manuel, Vice President – Knowledge, Impact & Strategy, Enterprise Community Partners, Inc.



Session E

3:30 – 4:45 pm

E1: A Tale of Two Passive House Projects: Morningside & Glassport

This session will share solutions to common challenges in developing to Passive House standards. We will share examples and lessons learned in developing two adaptive reuse projects – Morningside Crossing, ca. 1896, an adaptive reuse of a school+new addition+new senior center/community room and The Retirement Residence of Glassport, ca. 1929, a much larger school. With triple pane windows shipped from Ireland, old school construction unknowns and linking the old with the new, structurally, the challenges these projects faced will help your future work.

Moderator: Victor Rodriguez, President, a.m. RODRIGUEZ ASSOCIATES inc.

Speaker: Laura Nettleton, Principal, Thoughtful Balance, Inc.; Phil Ford, Vice President Business Development, Sota Construction Services Inc.; Juan H. Powell, Director of Development Mid-Atlantic, The Community Builders

E2: Making a Stronger Case for Our Work: Building Public Support for Affordable Housing and Community Development in Pennsylvania

Over the last 30 years, we've watched the affordable housing and community development sectors grow in sophistication, reach, and scale. The interest in regional planning and cross-sector collaboration in Pennsylvania is growing as well. While much progress has been made, it is disheartening to see how many families across the state still lack a decent affordable place to live; the extent to which our communities are still racially and economically segregated; and how difficult it continues to be to tap existing policies and programs to drive more equitable outcomes. In this presentation, Dr. Tiffany Manuel, Vice President of Knowledge, Impact and Strategy will discuss why it has been so difficult to build the public will to advance an equity agenda, how we can advance our work, and she will also share a new publicly available resource—Opportunity 360—that will help us begin to do so.

Speaker: Dr. Tiffany Manuel, Vice President - Knowledge, Impact & Strategy, Enterprise Community Partners Inc.

E3: RAD & Operating Subsidies

Overview of RAD and current RAD topics.

Moderator & Speaker: Beth Graham, Senior Underwriter, Syndication, Enterprise

Speaker: Jessica L. Cassella, Attorney, Klein Hornig LLP.



E4: The Legislative Process of Creating New Tools to Tackle Blight

Join this panel of PA General Assembly staff to discuss recently passed blight legislation that will provide additional tools to tackle blight in your community. Hear from these experts about how these laws were formed and what the future of this blight legislation looks like. This workshop will also review the Housing Alliance's blight policy priorities for the upcoming year.

Moderator & Speakers: Christine Goldbeck, Research Analyst 2, PA House of Representatives; Marybeth Dougherty, Constituent Services, Office of Senator David Argall.

E5: SOAR (SSI/SSDI Outreach, Access, and Recovery): Another Piece to the Puzzle for Ending Homelessness

Join the Office of Mental Health and Substance Abuse Services as they discuss how SOAR (SSI/SSDI Outreach, Access and Recovery) is used to increase access to the disability income benefit programs administered by the Social Security Administration (SSA) for eligible adults who are experiencing or are at risk of homelessness and have a serious mental illness, medical impairment, and/or a co-occurring substance use disorder. Learn how to become SOAR-trained and see examples of how SOAR is implemented in communities across Pennsylvania.

Moderator & Speaker: Michelle Baxter, Human Services Program Specialist, PA Department of Human Services, Office of Mental Health and Substance Abuse Services

Speaker: Karen Ulp, PA Department of Human Services, Office of Mental Health and Substance Abuse Services.

E6: Are You a Housing First Community?

It is simply not enough to have a Housing First program in your system. To truly make homelessness brief, rare, and non-recurring communities must adopt a Housing First community wide strategy starting with easily accessed coordinated entry and low barrier emergency shelters. Come and learn how communities are elevating Housing First from a programmatic approach to a true system wide strategy.

Speaker: Suzanne Wagner, Principal, Housing Innovations LLC

E7: Navigating the Private Rental Market

Learn how different communities across the state are engaging their local landlords to reduce barriers and create better access for individual and families using rental assistance programs. This session will cover working with small scale private market landlords, utilizing tenant based subsidy, and accessing naturally affordable housing.

Moderator & Speaker: Gale Schwartz, Program Manager, Housing Alliance of Pennsylvania



Speakers: Cheryl Johns, Executive Director, Altoona Housing Authority; Judith Axler, Division Director, Philadelphia Office of Public Housing.

E8: All Hands on Deck: A Multi-Pronged Approach to Home Repair

As homes—and homeowners—grow older, there is a strong need for home repair programs to help low and moderate income owners make their homes healthier, safer, more energy efficient, and accessible. Hear about how Philadelphia and communities in Northeastern Pennsylvania are meeting the challenge with a range of publicly-funded grants, non-profit provided services, and new loan programs for low credit score households. We'll discuss the challenges and opportunities in delivering, and coordinating these varied services with occupational therapists and others, how home repair plays a vital role in preserving naturally occurring affordable homes, as well as maintaining local architectural character.

Moderator: Jill Roberts, Executive Director, Clarifi/Healthy Rowhouse Project

Speakers: Emily Lucas, Director of Home Repair Program, Habitat for Humanity Philadelphia; Todd Pousley, Community Revitalization Manager, NeighborWorks Northeastern Pennsylvania; Thomas Flaherty, Deputy Director for Planning and Policy, Energy Coordinating Agency.

WEDNESDAY OCTOBER 31st



Breakfast Program

8:00 – 9:30 am

8:00 – 8:30 am: Breakfast Buffet

8:30 – 9:30 am: Breakfast Plenary Session Program

PA's Response to the Opioid Epidemic – Housing as a Critical Component of the Solution

Heroin and opioid overdoses are now the leading cause of accidental death in Pennsylvania, according to The Hospital & Healthsystem Association of Pennsylvania. Pennsylvania Governor Tom Wolf declared in January 2018 and renewed in June a statewide disaster declaration and numerous state agencies and community based organizations are committed to working together to battle the crisis. Join us for a discussion on the role that housing plays and could play in addressing the crisis.

Introductions: Elizabeth G. Hersh, Director, Office of Homelessness Services, City of Philadelphia

Speakers: Meg Snead, Deputy Secretary of Policy and Planning, Office of the Governor Wolf; Jennifer S. Smith, Secretary, Pennsylvania Department of Drug and Alcohol Programs.

Closing Program

9:45 – 10:45 am

Funders Working for Housing and Opportunity Panel

Join our closing conference session with Fred Karnas, Senior Fellow at the Kresge Foundation, and Susan Thomas, Senior Program Officer at the Melville Charitable Trust, as they discuss their work with the Funders for Housing and Opportunity. Funders for Housing and Opportunity (FHO) is a cross-sector, non-partisan, national funder collaborative that is making investments in organizations and programs that are focused on increasing housing stability in the U.S. through cross sectors collaborations.

Speakers: Fred Karnas, Senior Fellow, the Kresge Foundation; Susan Thomas, Senior Program Officer, Melville Charitable Trust.