

Solutions for Working Families: 2009 Learning Conference on State and Local Housing Policy

Window of Opportunity: Preserving and Improving Affordable Rental Housing
Monday, June 29 • 8:30 a.m. to 4:00 p.m. (reception 6:00 to 7:30 p.m.)

Sponsored by the John D. and Catherine T. MacArthur Foundation

Rental housing is vital to a community's health, stability, and economy, but numerous communities across the country are experiencing a loss of affordable rental homes. Find out how you can ensure the continued, long-term availability of quality affordable rental homes in this daylong institute, which will explore funding for preservation efforts, policies that support and encourage owners to preserve the use and quality of affordable rental housing, and strategies for ensuring that preserved units are energy-efficient. Please note that this institute is designed for those with some experience in rental housing preservation.

Institute Agenda

7:30—8:30 a.m. **Continental Breakfast**
(State Ballroom on the 4th floor)

8:30—8:45 a.m. **Welcoming Remarks**
(Adams Ballroom on the 6th floor)

Julia Stasch, MacArthur Foundation

8:45—9:45 a.m. **Opening Panel—“Why Preservation Matters Now More than Ever”**
(Adams Ballroom)

The opening panel discussion will set the stage for the Institute by highlighting the importance of rental preservation in the context of today's housing market and economic climate.

Moderator:
Erika Poethig, MacArthur Foundation

- Panelists:**
- *Denise DiPasquale, CityResearch*
 - *Victor Merced, Oregon Department of Housing & Community Development*
 - *Gene Moreno, Chicago Rehab Network*
 - *Michael Pitchford, Community Preservation and Development Corporation*

9:50—11:00 a.m.

Breakout Sessions I

Participants will choose one of the following sessions to attend:

Breakout Session Topic	Moderator	Location (6th floor)
Interagency Coordination (Session repeats at 11:10 a.m.)	<i>Erika Poethig, MacArthur Foundation</i>	<i>Grant Parlor</i>
Technical Assistance for Developers (Session repeats at 11:10 a.m.)	<i>Chuck Wehrwein, Housing Partnership Network</i>	<i>Hancock Parlor</i>
State and Local Toolbox	<i>Jim Grow, National Housing Law Project</i>	<i>Water Tower Parlor</i>
What about the Private Stock?	<i>Mary White Vasys, Vasys Consulting Ltd.</i>	<i>Millennium Room</i>
Preservation Financing Tools	<i>Barry Zigas, Zigas and Associates, LLC</i>	<i>Spire Place</i>

11:00—11:10 a.m.

Break

11:10—12:20 p.m.

Breakout Sessions II

Participants will choose one of the following sessions to attend:

Breakout Session Topic	Moderator	Location (6th floor)
Interagency Coordination	<i>Erika Poethig, MacArthur Foundation</i>	<i>Grant Parlor</i>
Technical Assistance for Developers	<i>Chuck Wehrwein, Housing Partnership Network</i>	<i>Hancock Parlor</i>
Strategies for Aligning Ownership with Long-Term Preservation Goals	<i>Bill Kelly, Stewards of Affordable Housing for the Future</i>	<i>Water Tower Parlor</i>
Interjurisdictional Coordination and Data Analysis	<i>Vince O'Donnell, Local Initiative Support Corporation</i>	<i>Millennium Room</i>
Greening Your Preservation Project	<i>Michael Bodaken, National Housing Trust</i>	<i>Spire Place</i>

12:30 – 2:15 p.m.

Federal Policy Plenary and Luncheon

(Grand Ballroom on the 4th floor)

This luncheon plenary is part of the regular conference program. All Institute participants will attend the luncheon with regular conference attendees.

Keynote:

Bruce Katz, Brookings Institution

2:30 –4:00 p.m.

Closing Session—“Where do we go from here?” A Discussion on the Future of Financing for Rental Housing Preservation

(Adams Ballroom)

The closing panel will focus on financing – for preservation projects specifically and for affordable rental housing generally. The panel will examine the topic across the near-, mid-, and long-term. The session will address issues ranging from TCAP and accessing “green” money (near) to changes that might help revitalize and broaden investment in LIHTC (mid-term) to the question of whether entirely new forms of financing might be needed and, if so, what those might be (long-term). The last 20-30 minutes of the session will be used for questions and answer, sharing additional resources, etc.

Moderator:

Debra Schwartz, MacArthur Foundation

Panelists:

- *Orlando Artze , Community Housing Partners*
- *Dave Evans, Pennsylvania Housing Finance Agency*
- *William Pelletier, JP Morgan Chase*
- *Barry Zigas, Zigas and Associates, LLC*

6:00—7:30 p.m.

Window of Opportunity Reception

(State Ballroom)

Reception open to all institute participants, all regular conference participants, and other invited guests. Reception will feature a brief program including remarks from Julia Stasch, MacArthur Foundation.

Breakout Sessions Descriptions

Interagency Coordination [*Grant Parlor*]. The coordination of subsidy and regulatory programs that have overlapping affordability commitments and requirements can be a challenge. This breakout session will explore how to leverage resources available across multiple local, state and federal agencies effectively. [Session repeats]

- **Erika Poethig**, MacArthur Foundation (Moderator)
- **Denise Holter**, Minnesota Housing Finance Agency
- **Angie Skildum**, Family Housing Fund
- **Pat Sylvester**, Maryland Department of Housing and Community Development
- **Stacie Young**, Interagency Council

Technical Assistance for Developers [*Hancock Parlor*]. If used effectively, developers can use technical assistance strategies to expand the reach of preservation projects to potential owners and residents. Take advantage of refinancing options, rights of first refusal and other preservation tools to maximize affordability goals in rental preservation sites. [Session repeats]

- **Chuck Wehrwein**, Housing Partnership Network (Moderator)
- **Stan Fitterman**, Florida Housing Coalition
- **Hal Keller**, Ohio Capitol Corporation for Housing
- **Arthur Krauer**, Ohio Housing Finance Agency

State and Local Preservation Toolbox [*Water Tower Parlor*]. Explore the range of state and local policies and tools that can help jurisdictions more effectively work alongside housing developers and owners to maintain and preserve existing rental housing and long term affordability goals. Session will include a discussion of code enforcement innovations and targeting resources for preservation through the QAP.

- **Jim Grow**, National Housing Law Project (Moderator)
- **Roger Herzog**, Community Economic Development Assistance Corporation (CEDAC)
- **Nancy Muller**, Florida Housing Finance Corporation
- **Sean Spear**, Los Angeles Housing Department

What about the Private Stock? [*Millennium Room*] Policies for unsubsidized, or market-rate stock, are taking greater issue – especially in light of the current collapse of the housing financial market. This session will explore efforts to address the private stock.

- **Mary White Vasys**, Vasys Consulting, Ltd. (Moderator)
- **Nancy Firfer**, Chicago Metropolis 2020
- **Jack Markowski**, Community Investment Corporation
- **Aaron Miripol**, Urban Land Conservancy
- **Melinda Pollack**, Enterprise Community Partners, Inc.

Preservation Financing Tools [*Spire Place*]. Affordable housing developers often compete with the private-market for the same property. Financing tools such as predevelopment and acquisition financing can offer the type of flexible financing that make rental preservation project possible. Other tools include set-asides of tax-exempt bonds, 9-percent Low-Income Housing Tax Credits, set-asides within housing trust funds, flexible preservation funds, tax incentives, and targeted financing products.

- **Barry Zigas**, Zigas and Associates LLC (Moderator)
- **Bob Gillespie**, Oregon Housing and Community Services - Housing Division,
- **Stephen Fulton**, City of Portland’s Bureau of Housing and Community Development Housing Team
- **Lisa Vatske**, Washington Dept. of Community Trade and Economic Development
- **Bill Van Vliet**, Network for Oregon Affordable Housing (NOAH)

Strategies for Aligning Ownership with Long-Term Preservation Goals [*Water Tower Parlor*]. Learn how to align incentives to preserve the long-term affordability of rental housing in order to build a sustainable capital base and manage properties that are affordable to low- and middle- income renters.

- **William C. Kelly, Jr.**, Stewards of Affordable Housing for the Future (SAHF)(Moderator)
- **RuthAnne Visnauskas**, NYC Department of Housing, Preservation and Development

Interjurisdictional Coordination and Data Analysis [*Millennium Room*]. Learn how to integrate data and communicate about programs, and improve coordination between localities to preserve affordable rental housing properties effectively.

- **Vince O’Donnell**, Local Initiatives Support Corporation (Moderator)
- **Bill Brauner**, Community Economic Development Assistance Corporation (CEDAC)
- **Nancy Muller**, Florida Housing Finance Corporation
- **Anne Ray**, Shimberg Center for Housing Studies, University of Florida

“Greening” Your Preservation Project [*Spire Place*]. The preservation of existing affordable rental housing is fundamentally “green” because projects produce less waste, use fewer new building materials and consume less energy than new construction. Learn more about the increasing array of resources and tools that developers, owners and tenants can utilize to capture energy efficiency and continue to “green” their preservation project.

- **Michael Bodaken**, National Housing Trust(Moderator)
- **Dave Evans**, Pennsylvania Housing Finance Agency
- **Polly Nichol**, Vermont Housing and Conservation Board
- **Carla Pope**, Iowa Housing Finance Authority

Speaker biographies, presentations, and other resources can be found online at HousingPolicy.org/learningconference.html.