40th Annual NPH Affordable Housing Conference

Our Movement, Our Future

September 20, 2019 | San Francisco Marriott Marquis

#OurMovementOurFuture | @NPHANC

NPH
Non-Profit Housing Association of Northern California
The Voice of Affordable Housing
For 40 years, we’ve been guided by the belief that the Bay Area is a better place when everyone has a safe and stable home they can afford.

Over the decades, we’ve supported our members to develop, operate, and preserve affordable housing as well as advocate for bold and meaningful housing solutions for low-income communities and communities of color.

Our work has been committed to advancing racial and economic justice for all of our Bay Area neighbors. Recent victories include securing critical funding measures that reinvest in our communities, passing state and regional policies that strengthen our ability to make an impact, and expanding our industry’s capacity through trainings, workshops, and resources.

We firmly believe in a Bay Area future where all of our black, brown, and white neighbors can have access to safe, stable, affordable homes. We remain steadfast and committed to advancing the affordable housing industry and movement until that day.
Dear Affordable Housing Leaders and Housing Justice Community,

Welcome to our 40th Annual Affordable Housing Conference!

Thank you for joining us today along with over 1,000 of your peers to learn, network, and get energized. Over the years, your interest and support has helped us grow our Conference in several important ways. Thanks to you, we’ve added new workshop tracks to offer timely and critical information to support your work, including Advancing Equity and Inclusion. In addition to our core focus on affordable housing, we have also expanded and connected with allied sectors, including public health, education, labor, business, homeless services, tenants and immigrant rights, the environment, transportation, and more.

As we look to the work ahead, we see how our success will depend on us coming together, lifting up racial equity, advancing the 3Ps framework of housing solutions – Production, Preservation, and Tenant Protections – and taking a united stand for a future where everyone has a place to call home. The theme of our Conference is also a statement that as we work together to build Our Movement, Our Future, we can realize our vision for the Bay Area and California.

This year, NPH is also excited to be celebrating our 40th Anniversary. I’m so proud of the progress we’ve made together in making the Bay Area a place where everyone has an affordable and stable home.

Yet even after 40 years of steady and important advancement towards this vision, our work is more urgent than ever. We hope our Conference will provide all of you with the inspiration, knowledge, and connections for the critical work before us.

Our keynote program today will delve specifically into opportunities for our movement: how and why we need to center our movement on racial equity, wealth and income equality, and institutional and structural change. Connecting our advocacy for affordable housing and housing justice to these big, bold ideas and aspirations can ensure the success of our impact in the community and our ballot measures and legislative campaigns.

This work – past, present, and future – cannot happen without all of you. From our members who have been with us since we started in 1979, to those who join today, and to all our supporters who continue to strengthen our community as we grow: Together, we’re building our movement, our future.

Amie Fishman
NPH Executive Director
SUSTAINERS

Advancing California Finance Authority
Arthur J. Gallagher & Co. Insurance Brokers, Inc.
Association for Energy Affordability
Basis Architecture & Consulting Inc.
Branagh Construction
Brown Construction, Inc.
Cahill Contractors
CalHFA
California Hub for Energy Efficiency Financing
California Solar Integrators, Inc.
Capital Impact Partners
Century Housing
Citi
City of San Jose Department of Housing
Community Vision
Core Affordable Housing
CRATE Modular
D&H Construction
Dahlin Group Architecture Planning
David Baker Architects
Devcon Construction Enterprise
GMEP Engineers
Goldfarb & Lipman LLP
GRID Alternatives
Gubb & Barshay LLP
Guerdon Modular Buildings
HKIT Architects
Housing Trust Silicon Valley
HumanGood
Lindquist, von Husen & Joyce LLP
Low Income Investment Fund
Lowey Architecture
LPAS Architecture + Design
Mercy Housing
Metropolitan Transportation Commission
Midstate Construction
Novogoradac & Company LLP
Palo Alto Housing
Partner Energy, Inc.
PG&E Multifamily Programs
Portrait Construction, Inc.
Related California
RSG, Inc.
Solar on Multifamily Affordable Housing (SOMAH) Program
Sun Light & Power
Sunrun
Swinerton Builders
The John Stewart Company
TWM Architects + Planners
Vaquero Construction Inc.

DONORS

Affirmed Housing
BAR Architects
Bay Area Regional Health Inequities Initiative
Brilliant Corners
California Housing Partnership
Charities Housing
CohnReznick
Community Economics
Destination: Home SV
East Bay Asian Local Development Corporation
Federal Home Loan Bank of San Francisco
First Community Housing
Habitat for Humanity Greater San Francisco
Housing Choices Coalition
Janet Stone - Consultant
L & D Construction Co., Inc.
Mechanics Bank
Mithun
Nibbi Brothers General Contractors
Oakland Housing Authority
Orrick, Herrington & Sutcliffe LLP
Paulett Taggart Architects
PGIM Real Estate Finance
RCF Connects
Resources for Community Development
San Francisco Housing Action Coalition
Santa Clara County Housing Authority
TBWB Strategies
Technology Credit Union
Thompson Dorfman Partners, LLC
TMG Partners
UA Local 393 - Plumbers, Steamfitters, and HVACR Service
Van Meter Williams Pollack LLP

SUPPORTERS

50+1 Strategies
AARP California
Anne Phillips Architecture
Asset Resource Group
Bonnewit Development Services
Burke, Williams & Sorensen, LLP
CalPFA
CBRE
City of Oakland Department of Housing and Community
City of Santa Rosa Housing and Community Services
Corporation for Supportive Housing
Craig S. Meltzner & Associates
Devine & Gong, Inc.
Dunlap Consulting
Emerald Fund
Episcopal Community Services of San Francisco
Farella Braun + Martel LLP
Greenbelt Alliance
Guzman Construction Group, Inc.
Herman Coliver Locus Architecture
Hillmann Consulting, LLC
Housing Authority of the City of Alameda
Housing Authority of the County of Contra Costa
Jacquie Hoffman
Law Office of Julian Gross
Leddy Maytum Stacy Architects
Levy Design Partners
Matt Huerta Consulting, LLC
Mental Health Association of San Mateo County
On Lok Lifeways
Pacific Housing, Inc.
Peoples’ Self-Help Housing
Saida + Sullivan Design Partners
Sand Hill Property Company
San Francisco Housing Development Corporation
Satellite Affordable Housing Associates
SF Mayor’s Office of Housing and Community Development
SGPA Architecture and Planning
Spiteri, Narasky & Daley, LLP
Tenderloin Neighborhood Development Corporation
The Public Interest Law Project
Communities across the region and state, as well as around the country, are recognizing the need for fair and affordable housing. At the same time, the Bay Area region continues to experience extraordinary economic prosperity and unprecedented population growth, while greater numbers of people are left out or displaced. Low-income communities and communities of color continue to be disproportionately impacted. The good news is that momentum is building to connect housing justice solutions to advancing racial equity and systems change.

**Our Movement, Our Future: Centering Racial Equity to Achieve Housing Justice**

Glückliche Bruce, Executive Director, East Bay Housing Organizations (EBHO)

As the Executive Director of EBHO, the leading advocacy coalition promoting affordable housing and housing justice in Alameda and Contra Costa Counties, Gloria oversees all aspects of organizational development and leads several policy and coalition campaigns. Prior to joining EBHO in 2010, Gloria worked at The San Francisco Foundation, supporting affordable housing, safety net services, and neighborhood revitalization. Gloria has over 15 years of experience in social justice and community development in the Bay Area, Boston, and her native Washington, D.C. area. She has a Master’s Degree in City and Regional Planning from the University of California, Berkeley and a Bachelor’s Degree from Harvard University. She serves on the boards of EveryOne Home and the California Reinvestment Coalition. She lives in Oakland with her wife and two young sons.

John Kim, Executive Director, Advancement Project’s California Office

Since joining Advancement Project (AP) in 2002, John has been lifting up the voices and needs of low-income communities of color to transform systems and expand opportunity for all. Through coalition building and by utilizing innovative tools and strategies, he has helped redirect hundreds of millions of public and private dollars to the most underserved communities. John most recently oversaw the strategic direction and development of RACE COUNTS, a first of its kind initiative that examines racial disparity, performance, and population impact in each of California’s 58 counties. Prior to joining AP, John started his community-building work as an activist, organizer, and cultural artist in the Bay Area. He previously served as a Board member with the Neighborhood Commissioners for the City of Los Angeles and currently serves as a Commissioner for Los Angeles County’s Commission of Children and Families. John currently lives in Los Angeles with his wife and their two children.
This plenary session will offer fresh perspectives on the links between affordable housing and racial equity and inclusion, anti-displacement and tenant protections, wealth and income equality, and homelessness solutions.

Panelists will chart out and explore the roots and opportunities between our movement for housing justice and parallel racial and economic justice movements.

**DWAYNE MARSH**
Co-Director, Government Alliance on Race and Equity (GARE)
Vice President of Institutional and Sectoral Change, Race Forward

At Race Forward, Dwayne provides critical technical assistance and capacity building knowledge to equitable development initiatives that address continuing disparities in affordable housing, transportation investment, and environmental justice. Prior to Race Forward, Dwayne was a senior advisor at the U.S. Department of Housing and Urban Development. There, he advanced sustainable planning and development through interagency partnerships and departmental transformation. He built the capacity of pioneering grantees in 48 states and the District of Columbia. Under his leadership, his office prioritized equity as a foundational principle for its planning and investment initiatives. Dwayne brings to GARE his expertise and considerable experience in coalition building for regional equity and leadership development for policy change. He spent a decade at PolicyLink; prior to that, he directed the FAITHS Initiative for eight years at The San Francisco Foundation, building a nationally renowned community development and capacity building program that continues to this day.

**TOMIQUIA MOSS** (Moderator)
Chief Executive Officer, Hamilton Families

In 2017, Tomiquia joined Hamilton Families, San Francisco’s leading service provider to homeless families, with an array of highly effective programs at sites in San Francisco and Oakland. Tomiquia has over 20 years of nonprofit leadership and management experience and is locally and nationally recognized as a dynamic nonprofit leader with expertise in public policy and community planning. From 2014 to 2017, she served directly under the mayors of both San Francisco and Oakland, most recently as Chief of Staff for Oakland Mayor Libby Schaaf. Previously, she was the Executive Director of the HOPE SF Initiative. Prior to that, Tomiquia was SPUR’s Community Planning Policy Director. She was the founding project director of the San Francisco Community Justice Center of the Superior Court of California and served as director of the Community Organizing Department for the Tenderloin Neighborhood Development Corporation. Tomiquia has been a social worker and community activist working as an advocate for social justice and economic equality in many communities around the country. She holds a Master’s Degree in Public Administration from Golden Gate University. Tomiquia and her family are proud to call Oakland home.
CONFERENCE SCHEDULE

8:00 AM
Registration Begins
Main Hall

8:00 - 8:45 AM
Networking Breakfast
Main Hall & Salon 7

9:00 - 10:30 AM
Workshop Session One

10:45 AM - 12:30 PM
Keynote Plenary
Salon 8-9

12:30 - 1:30 PM
Networking Lunch
Salon 8-9

1:45 - 3:15 PM
Workshop Session Two

3:15 - 3:30 PM
Refreshments Break
Main Hall

3:30 - 5:00 PM
Workshop Session Three

5:00 - 6:00 PM
Networking Reception
Salon 7

ALL DAY EXHIBITOR HALLS

Stop by and say hello to exhibitors in the Main Hall and Salon 7.
Take advantage of the coffee stations, networking lounge, and other opportunities!

SEE BACK COVER FOR DETAILS
<table>
<thead>
<tr>
<th>TRACK SESSION ONE</th>
<th>SESSION TWO</th>
<th>SESSION THREE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADVOCACY, COMMUNICATIONS, AND ADVANCING EQUITY</strong></td>
<td><strong>AFFORDABLE HOUSING DEVELOPMENT</strong></td>
<td><strong>AFFORDABLE HOUSING FINANCE</strong></td>
</tr>
<tr>
<td>Internship Best Practices in Diversifying Our Field</td>
<td>Construction Innovation: Boldly Go Where Some Have Gone Before</td>
<td>A Good Problem To Have: Navigating HCD’s Growing Funding Programs</td>
</tr>
<tr>
<td>NOB HILL C-D</td>
<td>“Talking Together About Housing” To Pave The Way For Housing Development</td>
<td>What’s In The Mix? New Mixed-income Housing Finance Strategies</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SALON 13-15</td>
</tr>
<tr>
<td><strong>AFFORDABLE HOUSING DEVELOPMENT</strong></td>
<td><strong>AFFORDABLE HOUSING FINANCE</strong></td>
<td><strong>ASSET MANAGEMENT, PROPERTY MANAGEMENT, AND RESIDENT SERVICES</strong></td>
</tr>
<tr>
<td>Shifting the Narrative on Housing: New Research, Organizing, and Opportunities Ahead</td>
<td>Strategies To Advance Diversity, Equity, And Inclusion At Your Organization</td>
<td>Solving Thorny Issues In Permanent Supportive Housing Through Collaboration</td>
</tr>
<tr>
<td>SALON 10</td>
<td>NOB HILL C-D</td>
<td>SALON 3-4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AFFORDABLE HOUSING FINANCE</strong></td>
<td><strong>ASSET MANAGEMENT, PROPERTY MANAGEMENT, AND RESIDENT SERVICES</strong></td>
<td><strong>POLICY SOLUTIONS</strong></td>
</tr>
<tr>
<td>A Primer For Educator Housing: Best Practices And Lessons Learned</td>
<td>Tenant Fights, Our Fights: Immigrant Rights In Affordable Housing</td>
<td>Federal Housing Policy In A Presidential Election Year With A Divided Congress</td>
</tr>
<tr>
<td>SALON 1-2</td>
<td>NOB HILL A-B</td>
<td>SALON 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ASSET MANAGEMENT, PROPERTY MANAGEMENT, AND RESIDENT SERVICES</strong></td>
<td><strong>POLICY SOLUTIONS</strong></td>
<td><strong>TRACK SESSION ONE SESSION TWO SESSION THREE</strong></td>
</tr>
<tr>
<td>CDLAC/CTCAC Update</td>
<td>Don't Go Off The Rails! Monitoring Projects To Stay On Track</td>
<td>Turn Out For What? Uplifting Residents’ Voices Through The Power Of Voting</td>
</tr>
<tr>
<td>SALON 5-6</td>
<td>NOB HILL A-B</td>
<td>SALON 10</td>
</tr>
<tr>
<td></td>
<td>Secondary Track: Advancing Equity</td>
<td>Secondary Track: Property Management and Resident Services</td>
</tr>
<tr>
<td><strong>POLICY SOLUTIONS</strong></td>
<td><strong>TRACK SESSION ONE SESSION TWO SESSION THREE</strong></td>
<td><strong>RECOMMENDED FOR NEW AND EMERGING PROFESSIONALS BY ELPN.</strong></td>
</tr>
<tr>
<td>The Year In Legislation, What’s Next?</td>
<td>The Latest Trends In Multifamily Lending: How To Navigate Through The Maze</td>
<td>What’s Old Is New: Restructuring Your HCD Portfolio Loans</td>
</tr>
<tr>
<td>NOB HILL A-B</td>
<td>SALON 13-15</td>
<td>SALON 5-6</td>
</tr>
<tr>
<td>Secondary Track: Advocacy and Communications</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RECOMMENDED FOR NEW AND EMERGING PROFESSIONALS BY ELPN.</strong></td>
<td><strong>What’s ELPN? Learn more on page 20.</strong></td>
<td></td>
</tr>
</tbody>
</table>
A GOOD PROBLEM TO HAVE: NAVIGATING HCD’S GROWING FUNDING PROGRAMS

As the State’s Department of Housing and Community Development (HCD) rolls out new funding across a number of housing programs, developers have a good problem on their hands: how to determine which funding source will be the right one for their project. This workshop will demystify the differences between the programs; provide insight on how HCD itself intends the various programs to be used; share techniques for deciding which program is the best fit for a given housing development; and provide information on upcoming programs changes on the horizon. Panelists will approach these questions from a variety of perspectives: state agency, financial expert, technical consultant, and developer. Attendees walk away with fresh information and understanding of the HCD funding landscape and how the State intends to use its resources to support different types of housing development around the Bay Area and across the state.

**Moderator:** Claire Parisa, California Housing Partnership

**Panel:** Felix AuYeung, MidPen Housing; Sally Greenspan, Enterprise; Mark Stivers, California Department of Housing and Community Development

CONSTRUCTION INNOVATION: BOLDLY GO WHERE SOME HAVE GONE BEFORE

The City of Oakland and the Metropolitan Transportation Commission (MTC) are conducting research to identify barriers to widespread use of cost-saving innovative construction methods in Oakland, such as factory-built housing, 3-D printing technology, and cross-laminated timber. Learn how the research process has unfolded and what the preliminary findings are. Using a recently completed modular project in Oakland as a case study, the panel will present lessons learned from the developer and contractor and explore ideas emerging from the research that can help cities and developers be prepared to utilize and support cost-saving innovative construction methods. This interactive workshop will solicit audience input in real time about real and perceived barriers related to construction innovation. Panelists will provide perspectives from local and regional governments, the research team, and stakeholders pushing the envelope on construction innovation.

**Moderator:** Nick Gomez, Lowney Architecture

**Panel:** Ada Chan, Association of Bay Area Governments/Metropolitan Transportation Commission; Lynette Dias, Urban Planning Partners; Michael Johnson, Urban Core Development, LLC; Darin Ranelletti, City of Oakland; Deanne Tipton, Cahill Contractors
PRODUCTION, PRESERVATION, AND TENANT PROTECTIONS: HOW THE 3 P’S BECAME THE FOUNDATION FOR CALIFORNIA HOUSING POLICY

The 3 P’s has quickly become the foundation of California housing advocacy, with specific references being championed by the Executive and Legislative branches of Government and in communities throughout the Bay Area. Advocates utilizing the 3 P’s structure are just beginning to realize the impact of this collaborative framework and solutions-oriented approach. Participants in this workshop will hear from advocacy leaders, representing equity groups and production advocates, who are cultivating a 3 Ps culture in support of campaigns on the local, regional, and state levels.

Moderator: Tomiquia Moss, Hamilton Families

Panel: Gloria Bruce, East Bay Housing Organizations; Pedro Galvao, Non-Profit Housing Association of Northern California; Derecka Mehrens, Working Partnerships USA; Denise Pinkston, TMG Partners

INTERNSHIP BEST PRACTICES IN DIVERSIFYING OUR FIELD

In this workshop, host agencies will share their insights and reflections on their participation in the Bay Area Housing Internship Program, a program developed by NPH to train students of color from low-income backgrounds into a new generation of affordable housing developers. The panel will include representatives from two host agencies and two intern alumni from the program. The panel will also include a representative from California State University East Bay, a target school for the BAHIP program, to share insights on the role of local schools in developing a pipeline of housing developers. The insights shared will inspire participants to think about recruitment, retention, and racial equity in their own agencies and understand the value of having our sector reflect the communities we serve. The panel will share some lessons learned from both the intern and the host agency perspective.

Moderator: Monica Joe, Non-Profit Housing Association of Northern California

Panel: Henry Guan, Resources for Community Development; Matt Harris, California State University East Bay; Jan Lindenthal, MidPen Housing; Andy Madeira, Eden Housing; Leafaitulagi Tevaseu, Chinatown Community Development Center

NPH 2019 AFFORDABLE HOUSING CONFERENCE
SOLVING THORNY ISSUES IN PERMANENT SUPPORTIVE HOUSING THROUGH COLLABORATION

As more and more funds become available specifically for permanent supportive housing (PSH) development, creative and collaborative solutions to thorny operational issues are out there. Some topics to be discussed will include:

- What are the differences in operating 100% PSH properties versus mixed set-aside properties? How can we best structure the mix of PSH residents with other populations, e.g. families with children?
- What design, management, and service protocols are required to make such mixed projects work? Is there a sweet spot for scale in services and impact on operations? How do we ensure these properties are set up for long term stability and sustainability?
- What is the recommended depth of service models for tenants to have successful housing stability and retention?
- What are the best practices for successful collaboration between partners and community stakeholders?

Moderator: Katherine Fleming, BRIDGE Housing
Panel: Ron Bowen, The John Stewart Company; Jennifer Dolin, Mercy Housing; Olivia King, Resources for Community Development; Romie Nottage, Abode Services; Cheyenne Purrington, Threshold Consulting

TENANT FIGHTS, OUR FIGHTS: IMMIGRANT RIGHTS IN AFFORDABLE HOUSING

Affordable housing has become a major staging ground for the US government’s war against immigrants. As housing providers and advocates, we must join with our tenants to fight back. Last year’s proposed “public charge” rule that would derail Section 8 recipients’ green card process has been on hold after a public response generated more than 250,000 comments. The latest battle is over HUD and Rural Development mixed-status family eviction proposals forcing families with “ineligible” household members to move or separate. These policy threats add new fears to a population already living in terror of ICE chasing them down. Attendees will learn: how we can advocate against the insidious federal policies; how AB291 protects tenants from harassment and disclosure of immigration status; and how property managers can keep tenants safe in their homes.

Moderator: Elissa Dennis, Community Economics
Panel: Phillip Babich, Reed Smith; Arianna Cook-Thajudeen, National Housing Law Project; Chris Hess, Satellite Affordable Housing Associates; Alex Prieto, Western Center on Law & Poverty
WHAT'S IN THE MIX? NEW MIXED-INCOME HOUSING FINANCE STRATEGIES

Over the last year, we have seen a renewed focus on mixed-income development, including new financing and legal structuring strategies. This renewed focus on mixed-income housing in California is the result of a housing crisis that is impacting more segments of the population, and the State has been responding with new endeavors such as expanded State Tax Credits and CalHFA's mixed-income financing program. In addition, the recent provision in the tax code to encourage 60%-80% AMI unit targeting (also known as Income-Averaging) in the Low-Income Housing Tax Credit developments is a critical evolution. This panel explores new and creative structuring ideas and provides case studies on recent/proposed mixed-income development from both nonprofit and for-profit developer perspectives.

Moderator: Meg McGraw-Scherer, California Housing Partnership
Panel: Kate Ferguson, California Housing Finance Agency; Mollie Naber, MidPen Housing; Margaret Miller, The John Stewart Company

FEDERAL HOUSING POLICY IN A PRESIDENTIAL ELECTION YEAR WITH A DIVIDED CONGRESS

DC-based housing experts will discuss the outlook for affordable rental housing funding and policy with a divided Congress in a Presidential election year, when high-profile candidates, including Senator Kamala Harris, are proposing new and bold rental housing policies. This workshop will cover major Presidential candidates’ affordable housing platforms, FY 2020 funding levels, Low-Income Housing Tax Credit (LIHTC) improvements, CRA regulatory reform, U.S. Department of Housing and Urban Development’s proposed mixed status regulation, rent reform, and advocacy priorities and opportunities for California. Attendees will have a chance to pose their own questions, discuss advocacy priorities and opportunities for California, and gain tools and resources to shape federal housing priorities.

Moderator: Matt Schwartz, California Housing Partnership
Panel: Sarah Brundage, Enterprise; Peter Lawrence, Novogradac & Company LLP; Sarah Mickelson, National Low-Income Housing Coalition

“TALKING TOGETHER ABOUT HOUSING” TO PAVE THE WAY FOR HOUSING DEVELOPMENT

In 2018, the City of Burlingame approved their first affordable housing development. While many factors contributed to swift approval of the project, City Council Members give significant credit to the two listening and learning community conversations about housing hosted by the city in February and April of 2018. The community conversations were collaboratively conceived, organized, and hosted by the City of Burlingame, Home for All San Mateo County, and Common Knowledge Plus, a community engagement consulting firm. At this workshop, you will learn how to plan a community conversation about housing, hear about housing progress in Burlingame and other cities that have held such conversations, and then participate in a short demonstration of a “Talking Together About Housing” meeting.

Moderator: Ken Cole, San Mateo County Department of Housing
Panel: Kevin Gardiner, City of Burlingame; Councilmember Ann Keighran, City of Burlingame; William Lowell, Home for All San Mateo County
A PRIMER FOR EDUCATOR HOUSING: BEST PRACTICES AND LESSONS LEARNED

Educator Housing has become a hot topic with teachers as the prime example of the missing middle income and as part of the discussion about teacher retention problems made extreme by lack of affordable housing. School districts also have land that could be developed. Balancing the needs of school districts, public policy and funding requirements to create a successful housing development is fraught. Adding Low Income Housing Tax Credits and Tax Exempt Bonds to the mix has particular challenges. Bringing together the perspectives of local government, the nonprofit developer, and an experienced attorney, this panel will have a lively discussion about the obstacles, challenges, and progress to date on creating educator housing. The panelists will address fair housing issues and who is served by educator housing.

**Moderator:** Lisa Motoyama, Community Economics

**Panel:** Ali Gaylord, MidPen Housing; Faith Kirkpatrick, San Francisco Mayor’s Office of Housing and Community Development; Dave Kroot, Goldfarb & Lipman LLP

COME TOGETHER: DEVELOPING SUCCESSFUL SUPPORTIVE HOUSING

The need for supportive housing is greater than ever. Fortunately, State and local agencies have created more resources available for supportive housing. At the State level in 2019, the Department of Housing and Community Development has or will issue NOFAs for No Place Like Home, Supportive Housing - Multifamily Housing Program, Veterans Housing and Homelessness Prevention, and Housing for a Healthy California. There have been local bond issues such as Measure A in Santa Clara County that have raised substantial funds targeting supportive housing developments. Learn from developers, service providers, property management, asset management, and other partners on how they’ve successfully developed and operated supportive housing including creating the partnerships needed to put together a successful development team, getting community support, putting together the best financing strategy, providing services for residents, and operating the developments.

**Moderator:** Greg Chin, California Housing Partnership

**Panel:** Carolyn Bookhart, Resources for Community Development; Angela Cavanaugh, Satellite Affordable Housing Associates; Michael Duarte, Fresno Housing Authority; Brenda Goldstein, LifeLong Medical Care
STRATEGIES TO ADVANCE DIVERSITY, EQUITY, AND INCLUSION AT YOUR ORGANIZATION
Is your organization in the process of implementing a Diversity, Equity, and Inclusion strategy? Do you think your organization should implement one, but you don’t know where or how to begin thinking about how to do it? This session will provide practical tools and examples to intentionally implement and sustain initiatives by highlighting specific examples and approaches at organizations throughout the nonprofit housing industry.

Moderator: Dwayne Marsh, Race Forward
Panel: Olivia King, Resources for Community Development; Lillian Lew-Hailer, MidPen Housing; Steven Yang, Housing Trust of Silicon Valley

SHIFTING THE NARRATIVE ON HOUSING: NEW RESEARCH, ORGANIZING, AND OPPORTUNITIES AHEAD
As our affordable housing movement builds momentum and grows power, we have a unique moment in time to capitalize on our issue growing to top of mind and top of conversation. What can we do to transform the narrative on housing justice and to grow public support and political will for solutions? Join this panel of researchers, communicators, organizers, and artists to learn about new housing research and efforts to harness those learnings into narrative and cultural change. Participants will learn about what our projects are exploring and what we’ve learned so far, and explore what our coalition can do next together. This workshop includes ample time for audience Q&A and feedback.

Moderator: Ain Bailey, The San Francisco Foundation
Panel: Ruth Bernstein, EMC Research; Alina Harway, Non-Profit Housing Association of Northern California; Derecka Mehrens, Working Partnerships USA; Laura Lazarus-Gardner, Chan Zuckerberg Initiative; Ryan Nicole Austin, Eastside Arts Alliance

CDLAC/CTCAC UPDATE
This workshop will provide stakeholders with an update for two of the California State Treasurer’s housing committees - the California Debt Limit Allocation Committee (CDLAC) and the California Tax Credit Allocation Committee (CTCAC). Representatives from CDLAC and CTCAC will walk you through the latest tax-exempt bond allocation and tax credit statistics, key priorities, and expectations for 2020. With the current administration’s eye on housing, leveraging these programs have risen to be an important source of funding enhanced by new legislation.

Moderator: Evan Kass, California Debt Limit Allocation Committee
Panel: Anthony Zeto, California Tax Credit Allocation Committee
STEMMING THE TIDE OF DISPLACEMENT: RIDING THE TENANT PROTECTION WAVE

One of the worst aspects of the housing crisis is the massive displacement and exodus of low-income families and people of color from the Bay Area. Between 2000 and 2015, rising housing costs and migration patterns contributed to new concentrations of segregation and poverty in the region. This panel will discuss Bay Area displacement and migration data from UC-Berkeley and California Housing Partnership, and share local and state strategies to protect community members from displacement, while moving the affordable housing movement forward. Attendees will be informed about the range of policy options for mitigating displacement. This panel will explore some of the unintended consequences of recent advocacy efforts, like minimum lease terms, mediation, and tenant relocation assistance and provide some of the best practices for cities interested in tenant protections.

Moderator: Evvy Stivers, Housing Leadership Council of San Mateo County
Panel: Anna Cash, Urban Displacement Project/UC-Berkeley; Francisco Duenas, Alliance of Californians for Community Empowerment; Keith Ogden, Community Legal Services in East Palo Alto; Tony Samara, Urban Habitat

DON’T GO OFF THE RAILS! MONITORING PROJECTS TO STAY ON TRACK

So your Low-Income Housing Tax Credit (LIHTC) project was Placed in Service, now what? Don’t be caught off guard! This panel of asset manager, attorney, and investor will present case studies focusing on projects that maneuvered through difficult fiscal scenarios working backwards to unravel what was done to prepare, what could have been done, and how a resolution was brokered. This panel will take a deep dive into the technical side of LIHTC to give the audience analytical benchmarks from inception through Y15, how the capital account can be impacted, and development of early warning systems to ensure no project becomes an unexpected liability and maintain financial sustainability. Participants will also learn who should be involved in monitoring and decision making at each stage of a project’s lifecycle and how each plays a part in avoiding fiscal calamity.

Moderator: Lauren Maddock, California Housing Partnership
Panel: Kyle Attenhofer, MidPen Housing; Sean Barnes, Enterprise; Amy DeVaudruil, Goldfarb & Lipman LLP
THE LATEST TRENDS IN MULTIFAMILY LENDING: HOW TO NAVIGATE THROUGH THE MAZE

Nonprofit developers of multifamily homes in California are fortunate to have a wide range of financing options to choose from, with an increasing number of choices and highly competitive rates and terms. A panel of experienced lenders will help guide attendees through the maze, including conventional and tax-exempt loan products, private placements, cash-collateralized public sale options, Fannie/Freddie/FHA structures, and refinancing options to lock in interest rates. The panel will address key trends affecting the lending and underwriting environment, including rising construction costs, modular construction, working with the California Department of Housing and Community Development, mixed-income developments, local bond funds, and other critical topics. Audience participation will be strongly encouraged as lenders address the particular challenges that affect the nonprofit developers in the audience.

Moderator: Richard Mandel, California Housing Partnership and Meg McGraw-Scherer, California Housing Partnership

Panel: Jeff Bennett, Wells Fargo; Cecile Chalifour, Chase; Lisa Gutierrez, US Bancorp Community Development Corporation; Monica Sharp, Umpqua Bank; Kenji Tamaoki, PGIM Real Estate Finance; Elizabeth Van Benschoten, Union Bank
SESSION THREE
3:30 - 5:00 PM

SALON 13-15

INTO THE INVESTOR-VERSE: NAVIGATING THE SHIFTING WORLDS OF TAX CREDITS
An informative and entertaining discussion with tax credit investors to take the pulse of the tax credit market. Through a moderated discussion and directed questions as well as some fun, learn about where pricing is going. Find out if there are any changes to investor requirements and expectations, especially post tax reform and what types of projects and geographic locations interest the investors most. Ascertain what are the going terms for your next LOI as you become your own tax credit superhero.

Moderator: Richard Mandel, California Housing Partnership and Lisa Motoyama, Community Economics
Panel: TBD

SALON 11-12

PROJECT MANAGEMENT HACKS: BUILD THE FUTURE AND KEEP YOUR SANITY
Are you lost in a tide of emails and dizzy from tracking time-critical details? Whether you are just getting your feet wet or are a practiced project-wrangler, this panel will help you refine your project management skills. Learn how to manage tight timelines, motivate consultants and contractors to achieve success, and handle sticky situations. The moderator will pose tricky project management questions to an interdisciplinary panel of project management ninjas. Take a break from tax credits and bonds to hear three extraordinary project managers volunteer their best hacks for getting stuff done while making it look easy!

Moderator: Louis Liss, Eden Housing
Panel: Joanna Carman, MidPen Housing; Susie Criscimagna, Eden Housing; Kim Martin, James E. Roberts-Obayashi Corp.; Caroline McCormack, San Francisco Mayor's Office of Housing and Community Development

SALON 1-2

NEW MONEY FOR YOUR NEXT DEVELOPMENT: FUNDERS TELL ALL
As a response to the unprecedented scale of the housing crisis in the Bay Area and across the state, we are seeing a wave of new and innovative financing products for affordable and supportive housing creation and preservation. This workshop will introduce several of these products so that workshop attendees can better understand how to access these funds and what kinds of developments are the best fit. This workshop will include panelists who can speak to how to access housing funds from philanthropic and corporate funding initiatives like Google, Kaiser Permanente, and the Partnership for the Bay’s Future.

Moderator: Diana Downton, Community Economics
Panel: Pam Berkowitz, Housing Trust Silicon Valley; Chris Herrmann, Enterprise; Katherine Groves, Capital Impact Partners
SCREENING IN INSTEAD OF OUT: INCLUSIVE TOOLS FOR RESIDENT SELECTION

This workshop aims to demystify the complex realm of screening criteria, population preferences, and tenant qualifications. The panel brings together the diverse perspectives of developers/owners, managers/compliances, and government to showcase the whys and hows of implementing local and population preferences (e.g. homeless, veteran, transitional age youth, artist, live/work) on the peninsula, in the South Bay, and on VA land. This panel will also discuss the use of flexible screening criteria to support prospective applicants with imperfect rental histories. As inequities in local housing markets continue, municipalities, affordable housing funders, and developers can utilize these policy and property management tools to ensure diversity, equity, inclusion and anti-displacement in new housing developments.

Moderator: Lauren Bigelow, Palo Alto Housing

Panel: Rachel Horst, City of East Palo Alto; Chris Neale, The Core Companies; Catina Wilson, EAH Housing

NEED AN ENERGY BOOST: DESIGN AND DEVELOPMENT GUIDANCE FOR A ZERO NET ENERGY BUILDING

Building electrification and decarbonization are seen as the next frontiers to curb greenhouse gas emissions. California’s policies mandate buildings to be increasingly efficient and grid optimal to meet the 2045 target of remaining carbon neutral. This workshop will provide an overview of the myriad of green development options available to property owners and how to innovatively incorporate sustainability into the process to meet organizational and financial goals and enhance resident’s experience at the property. This workshop will guide property owners on how to strategically plan the development and maintenance of a zero net energy building while leveraging tax credits and complying with Title 24 (T24) code requirements. This workshop will also include key considerations and decisions that property owners need to make from design, engineering, and financial perspectives to stay on schedule and have a financially feasible project.

Moderator: Srinidhi Sampath Kumar, California Housing Partnership

Panel: Sarah Hill, Association of Energy Affordability; Joanna Ladd, Chinatown Community Development Center; Matt Lewis, MidPen Housing; Daniel Simons, David Baker Architects
THE YEAR IN LEGISLATION, WHAT'S NEXT?
Participants in this workshop will hear State policy leaders discuss the outcome of the 2019 legislative session; the good, the bad, and what is on the horizon for 2020. This year, 2019, proved to be an exciting policy year measured by both significant wins and policy shortcomings. Audience members will be encouraged to ask the policy leaders questions, discuss trending topics, and have a robust discussion on the current state and future of housing policies.

Moderator: Amie Fishman, Non-Profit Housing Association of Northern California
Panel: Assemblymember David Chiu, California State Assembly; Assemblymember Phil Ting, California State Assembly; Assemblymember Buffy Wicks, California State Assembly; Senator Scott Wiener, California State Senate

TURN OUT FOR WHAT? UPLIFTING RESIDENTS' VOICES THROUGH THE POWER OF VOTING
A sign of a healthy democracy is voter engagement, yet it is estimated that 100 million eligible voters didn’t vote in the 2016 presidential election. Many people, especially affordable housing residents, feel misunderstood, underrepresented, and have historically faced voter suppression. This panel will address how to empower, educate, and mobilize our residents to vote and be a part of the democratic process. Attendees will learn best practices for how to begin the process, motivate their residents, and connect them with issues, organizations, and candidates that represent them, their values, and best interests. Panelists will also discuss new voting laws coming into effect, such as the Voters Choice Act, and how it can positively impact voter turn out.

Moderator: JR Starrett, Non-Profit Housing Association of Northern California
Panel: Jeremy Barousse, Services, Immigrant Rights and Education Network (SIREN); April Bracamonte, Santa Clara County’s Registrar of Voter’s Office; Adena Ishii, League of Women Voters for Berkeley, Albany and Emeryville; Tiffany Wong, EAH Housing

WHAT'S OLD IS NEW: RESTRUCTURING YOUR HCD PORTFOLIO LOANS
Stakeholders seeking to refinance affordable housing properties with existing loans from the California Department of Housing and Community Development (HCD) may be subject to the Loan Portfolio Restructuring (LPR) program. The LPR Guidelines were originally adopted in 2014. HCD has recently updated the guidelines for technical corrections and is in the process of incorporating the new AB2562 legislation to include provisions for existing MHP loans. Panelists will discuss what works, problems to sidestep, obstacles to prepare for, and the application and transaction process with the goal of creating collaboration among HCD, attorneys, and stakeholders for a smooth closing.

Moderator: Julia Bennett, California Housing Partnership
Panel: Emeline “Mimi” Alvarez, California Department of Housing and Community Development; Kevin Leichner, Eden Housing; Erica Williams Orcharton, Goldfarb & Lipman LLP
BECOME AN NPH MEMBER

NPH convenes and activates its members and partners to advocate for funding, resources, and policy that support affordable housing development as the foundation for vibrant, diverse, and equitable communities. Your membership and financial support help us to strengthen and grow the affordable housing movement in the Bay Area and across California.

WE INVITE YOU TO JOIN NPH’S GROWING COALITION OF 750 MEMBERS!

Your membership includes a number of great benefits and perks, including opportunities to:

- Shape our policy and advocacy agenda, through participation in NPH working groups.
- Network and collaborate with affordable housing peers and leaders in the region.
- Act on critical affordable housing policy and campaigns with NPH's up-to-the-minute action alerts.
- Access the trainings you need, like our Brown Bag trainings.
- Attend NPH events for discounted prices, including our Annual Conference and Leadership Awards.
- Be a part of the movement bringing real affordable housing solutions to the region and beyond.

Questions about NPH membership?
Email Emmanuel@nonprofithousing.org or visit us at the NPH table in the Main Hall.
PARTICIPATE IN AN NPH WORKING GROUP

Make sure you’re utilizing the benefits of your NPH membership! Join an NPH Working Group to connect with your peers, discuss solutions to pressing issues, and help shape NPH’s work.

DIVERSITY, EQUITY, AND INCLUSION (DEI)

NPH and ELPN have been engaging the affordable housing community in conversations around diversity, equity, and inclusion to assess how our mission-based organizations and our industry can be more reflective of the communities we serve and advance racial and economic equity. Our DEI Working Group aims to create and implement an affordable housing sector-wide DEI action plan, including developing industry trainings, supporting the BAHIP internship program, laying the groundwork for our Racial Equity Action Plan Working Group (below), and more!

EMERGING LEADERS PEER NETWORK (ELPN)

ELPN is a platform for growth, achievement, and opportunity among a cohort of affordable housing practitioners and advocates. ELPN fosters members’ long-term personal and professional development and helps build connections that support the affordable housing industry.

ELPN AT TODAY’S CONFERENCE:

Attend ELPN’s workshop, Project Management Hacks: Build the Future & Keep Your Sanity, during Session 3. Head to Salon 11-12!

Check out ELPN recommended workshops on page 7. New to the field? Not sure which workshops to attend? ELPN has you covered with their picks!

Break bread with current and new ELPN members during the keynote plenary and networking lunch from 11am to 1:30pm - look for table signs reserved for ELPN!

Recommended workshops reflect the core interests and skills of ELPN members.

The Racial Equity Action Plan Working Group is comprised of 25 representatives from NPH member organizations who underwent a series of NPH trainings with Race Forward from January to April 2019. These trainings began with racial equity framing and analysis and concluded with action planning and learning how to communicate effectively about race. Now that the sessions have concluded, each participant will bring these tools and resources back to their respective agencies to advance racial equity where they work. Stay tuned as NPH continues to support these participants and see how you can get engaged in this important work as well!

Questions? Email Monica@nonprofithousing.org.
**Strategic Communications Council**
The Strategic Communications Council (SCC) is designed for communications professionals working in affordable housing and housing justice. We share best practices, and work towards aligning our messaging to provide Bay Area audiences with clear, consistent messages about our movement and build public support.

**Legislative Issues Working Group**
Formed in 1983, the NPH Legislative Issues Working Group discusses issues related to housing policy, funding, and programs on the regional, state, and federal levels. This group makes preliminary recommendations to guide and inform NPH's position on each issue, provides technical assistance and expertise on policies and regulatory proposals, and supports priority bills.

**TCAC Working Group**
The TCAC (California Tax Credit Allocation Committee) Working Group meets periodically throughout the year to identify challenges and solutions to the California tax credit program, policies, and practice, and to keep members up-to-date and at the table.

** Resident Services Roundtable**
The Resident Services Roundtable works together to shape and support resident engagement strategies, including integrated voter engagement and leadership development. Improving quality of life on property and lifting up the voice of residents in advocacy is an essential component of the affordable housing industry. This Roundtable also helps design professional development trainings for resident services teams.

Attention Resident Services staff: Join other resident services staff during the keynote plenary and networking lunch from 11am to 1:30pm - look for table signs reserved for Resident Services staff!

**MEET OUR 2019-2020 BAY AREA HOUSING INTERNSHIP PROGRAM (BAHIP) INTERNS!**

NPH launched BAHIP in 2017 with the goal of recruiting young talent from the diverse communities we serve into the affordable housing development industry. BAHIP interns are diverse students from Bay Area colleges who have a passion for serving their communities through developing affordable housing. They are hosted at leading nonprofit affordable housing organizations for a one-year, paid internship to learn the basics of affordable housing real estate development. Modeled after the California Coalition for Rural Housing's highly successful Rural West Internship Program, BAHIP is one of several initiatives NPH is pursuing to increase the diversity, equity, and inclusion in our field so that our industry better reflects the communities we serve and nurtures the next generation of affordable housing development professionals.

Interested in being a 2020-2021 host agency or have other questions? Please email Monica@nonprofithousing.org.
MAKE THE MOST OF YOUR DAY

Make sure you get the most out of the Conference this year! Here are some handy tips and highlights:

VISIT THE NETWORKING LOUNGE
Looking for space to connect with a peer? Head to Salon 7, fully equipped with all-day coffee & tea service and charging station!

GET A NEW HEADSHOT ***LIMITED TIME ONLY***
Head towards the back of Salon 7 between 1pm and 3:30pm to snag a brand new headshot from a professional photographer!

CHECK OUT THE EXHIBITORS
All day long, you can stop by and say hello to the exhibitors in the Main Hall and Salon 7 - check out the innovative services they provide and grab some swag along the way!

FOLLOW THE CONFERENCE ON TWITTER
Follow the conversation as well as share your thoughts, favorite moments, and photos with #OurMovementOurFuture! We’ll do our very best to retweet you. Don’t forget to tag NPH with @NPHANC.

LISTEN TO YOUR BODY
Conference fatigue is real and no fun! Take breaks, drink water, and let an NPH staff member know if you require any assistance.

Private pumping space available for new moms. Please check in with staff at the registration table.

MIX AND MINGLE
Head to Salon 7 from 5pm to 6pm for the Networking Reception! Grab bites and drinks with new and old colleagues.

CONTINUE THE FUN AT THE AFTER PARTY
Join us from 6pm to 8pm in celebrating our 40th year with our co-hosts ELPN at the Executive Order (868 Mission St) located on the corner of Mission Street and Jessie Street - just a block away!

The NPH Board of Directors and Staff sincerely thank the volunteers, workshop moderators and panelists, keynote speakers, and the 2019 Conference Workshop Selection Committee for their support, time, and expertise in ensuring a successful Conference!

Lastly, we extend our gratitude to our 2019 Conference Planning Committee:

Michele Byrd  
Formerly of the City of Oakland Department of Housing and Community Development

Jacky Morales-Ferrand  
City of San José Department of Housing

Matt Huerta  
Matt Huerta Consulting LLC

Geoffrey Morgan  
First Community Housing

Smita Seshadri  
BRIDGE Housing

BoaRD OF DIReCTORs
Joshua Simon, Board President  
Executive Director, East Bay Asian Local Development Corporation

Janice Jensen, Board Vice President  
President and CEO, Habitat For Humanity East Bay/Silicon Valley

Andy Madeira, Board Treasurer  
Senior Vice President of Real Estate Development, Eden Housing

Kevin Zwic, Board Secretary  
CEO, Housing Trust Silicon Valley

Michele Byrd  
Former Director, City of Oakland Department of Housing and Community Development

Carlos Castellanos  
Director of Housing Development, MidPen Housing

Jacqui Hoffman  
Vice President of Property Operations, Mercy Housing

Matt Huerta  
Principal, Matt Huerta Consulting LLC

Katie Lamont  
Director of Housing Development, Tenderloin Neighborhood Development Corporation

Marianne Lim  
Former Director of Housing Development, Burbank Housing

Jacky Morales-Ferrand  
Director, City of San José Department of Housing

Geoffrey Morgan  
President and CEO, First Community Housing

Tomiquia Moss  
CEO, Hamilton Families

Matt Schwartz  
President and CEO, California Housing Partnership

Smitha Seshadri  
Senior Vice President of Development, BRIDGE Housing

Karim Sultan  
Vice President of Affordable Housing, Covia

Joseph Villarreal  
Executive Director, Contra Costa Housing Authority

Staff
Anna Blumstein, Policy and Research Intern
Emmanuel Escamilla, Fund Development and Membership Associate
Amie Fishman, Executive Director
Pedro Galvao, Senior Policy Manager
Alina Harway, Communications Director
Kelly Inglis, Events and Operations Support
Yesenia Jameson, Digital Communications Manager
Monica Joe, Racial Equity and Inclusion Program Manager
Peggy Lee, Deputy Director
Hilda Morones, Administrative Associate
Rodney Nickens Jr., Policy Manager
Rachel Roberts, Accounting Manager
JR Starrett, Director of Advocacy and Community Engagement
Estephanie Sunga, Program and Events Manager

Photos by Alain McLaughlin (excluding BAHIP cover photo, courtesy of CZI, and page 15 awards photo, courtesy of Susana Bates)
Graphic design by Adam Hoffman: blueneckdesign.com