

November 12, 2021

Nevada Housing Conference 2021

HOUSING IS...

Healthcare. **Infrastructure.** Education. **Equity.**
Home. A Human Right. Economic Development. **Mobility.**
Hope. Possible. **Human.** Community. People. Racial Justice.
Affordable. Shelter. **Wealth Building.** Transformational.
Opportunity. The American Dream.



OCTOBER 27 | OCTOBER 28

In Person at the Culinary Academy of Las Vegas or Virtually
710 W. Lake Mead Blvd., North Las Vegas, NV 89030

Breakout Sessions held at Nevada Partners, Inc.

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Nevada Housing Conference 2021 – Final Report

HOUSING IS...

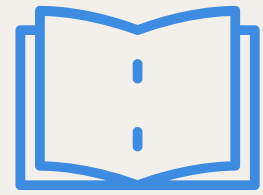
Inside the Interactive Final Report

- Links to Speaker Bios, Recorded Sessions, and Slides
- Attendee Stats and Survey Feedback
- Our Next Steps

**View the
Agenda**



**Read the Full
Conference Program**



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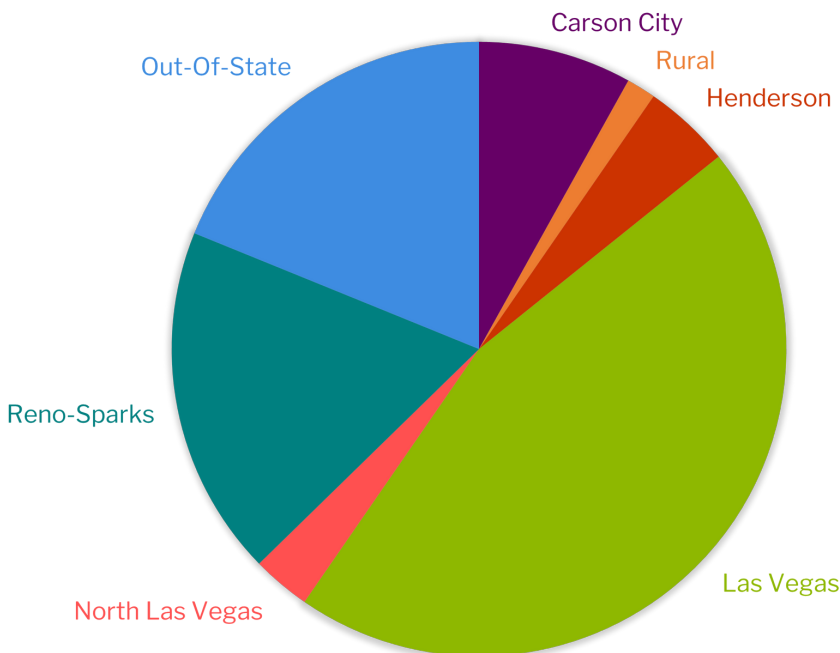
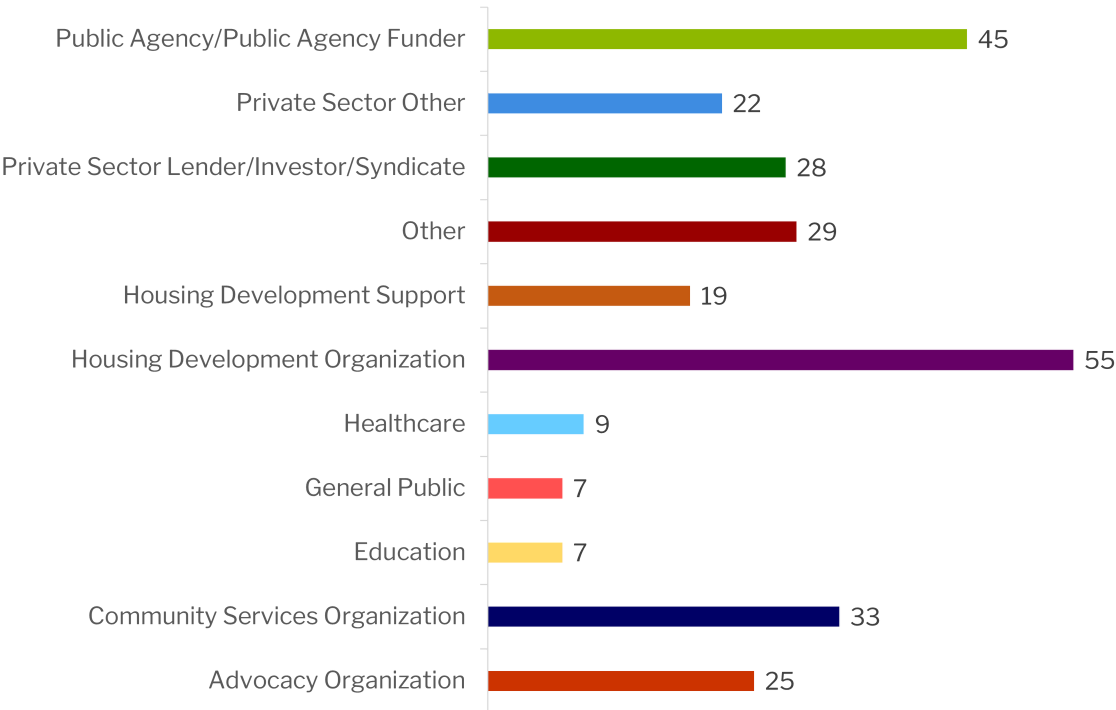
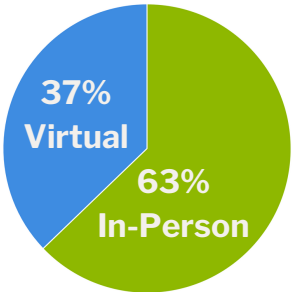


All of the sessions were of value and appropriate to the program. 90% of the value for me came from the face-to-face interactions before, during, and following the event. - Post-Conference Survey Respondent



HOUSING IS...

Who Registered?



Out-Of-State

- | | |
|------------|----------------|
| Arizona | Missouri |
| California | Nebraska |
| Colorado | New Mexico |
| Florida | New York |
| Idaho | Oregon |
| Illinois | Texas |
| Kansas | Utah |
| Louisiana | Washington |
| Maryland | Washington, DC |
| Minnesota | |

Nevada Housing Conference 2021 – Final Report

HOUSING IS...

Inspired. Grateful. Hopeful.

A Word From Our President

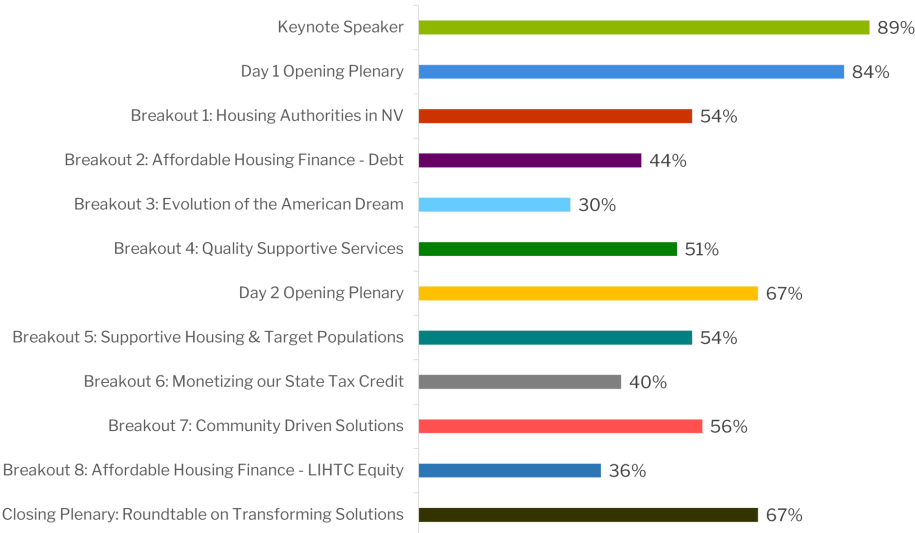


Bill Brewer
Executive Director, Nevada Rural Housing Authority &
President of Nevada Housing Coalition

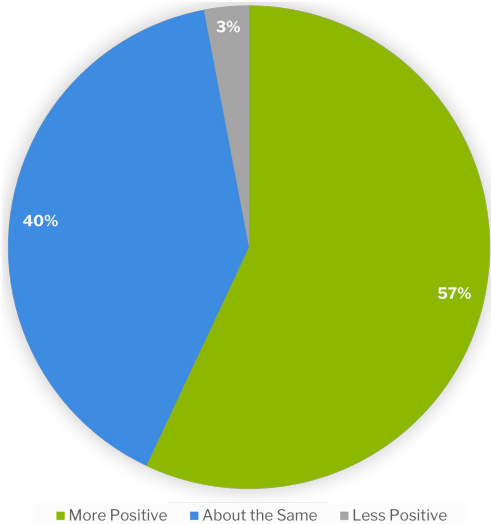
Inspired, grateful and hopeful – these are my sentiments as I look back at the 2021 conference, which was a product of the hard work of our event team and generosity of our founders, sponsors and speakers! The Coalition was thrilled to offer in-person and virtual options, and we thank you for your feedback so we know how to improve future events. From content to tech, food to networking, I know the details of a conference matter because YOUR time matters, and hope you found this year’s event as valuable as I did! As the housing community looks ahead, I’m optimistic we can continue the mantra: Housing is EVERYTHING! Beyond the conference, let’s keep housing at the core of our discussions of relief, recovery and the future of our Nevada communities. Housing is a cornerstone of Nevada’s success, and we are grateful to our state’s leadership for helping harness opportunity and turn it into actionable plans designed to help our state not only recover from the pandemic, but succeed well into the future. On behalf of the Nevada Housing Coalition Board, I’d like to extend our appreciation to all conference speakers, guests and organizers, and thank you for your commitment to ensuring ‘Home Means Nevada’ rings true as we work toward affordable housing for all.

“The number and diversity of the panelists, the rich content spread across the affordable housing spectrum and the balance of networking and learning was perfect!”
- Post-Conference Survey Respondent

What Sessions Did You Attend? 70 Responded



Do you feel more positive about solutions for affordable housing challenges in Nevada after the Conference? 70 Responded



Nevada Housing Conference 2021 – Final Report

HOUSING IS...

Be Inspired.

Page 5

Welcome to the 2021 Nevada Housing Conference: HOUSING IS...

Our Welcome and Opening Remarks set the tone for a positive and solutions-based gathering of Nevada's leading housing stakeholders. From our high-energy and thoughtful Emcee, Rae Lathrop, and NHC Board President, Bill Brewer, to Nevada's leaders, Congressman Horsford and Governor Sisolak - what a kickoff!



Rae Lathrop, EMCEE
Board of Directors,
Nevada Housing Coalition



Bill Brewer
Executive Director
Nevada Rural Housing
Authority & President of Nevada Housing Coalition



Steven Horsford
Congressman for Nevada



Steve Sisolak
Governor of Nevada

“Housing is a complex issue – it's not a problem that can or will solely be solved by the government. It's also not a problem that can or will be solely solved by private entities. Like so many of the other obstacles and challenges we face, we have all got to work together – as the Battle-Born Nevadans we are – to come up with solutions to help our families, our children, our communities, our economy and our State thrive. Together, we can transform the affordable housing challenges in our State. – Governor Steve Sisolak”

[Speaker Bios](#)



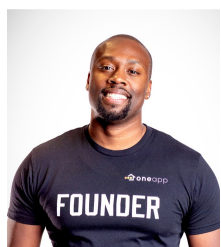
[Watch the Video](#)



[Read the Governor's
Press Release](#)



Keynote Speaker



Tyrone Poole
President &
Founder of
OneApp

Be Inspired!

If you missed Tyrone Poole, he shares his personal journey into and out of homelessness, and his initial entry into the tech world as an entrepreneur with a solution to provide access to housing. However, as inspiring as that story is alone, Tyrone shares when he realized that his solution, while innovative, contributed to the racial disparities in accessing housing. He closed OneApp down and, as a socially conscious and driven entrepreneur, just launched a new platform based on what he learned from OneApp, called Lease Assurance.

“Access to housing isn't about making sure I can show anyone where the green pins are, but it's making sure that all the pins are GREEN for everybody. That's what equitable housing is. – Tyrone Poole”

[Watch the Video](#)



[Tyrone's Slides](#)



[Tyrone's Bio](#)



“Tyrone Poole made me see the choices people make for housing, even for the homeless and lowest income residents, are not as simple as we tend to make it. – Post-Conference Survey Respondent”

HOUSING IS...

Be Informed.

Beyond the Money: Increasing Affordable Housing Access and Sustainability through Policy and Practice

Financial resources are critical to affordable housing, but we asked our speakers to address some of the things that we can consider as a state, county, city, and community to advance affordable housing. First, we set the stage with the existing opportunities in Nevada with an overview from Enterprise Community Partners. We then heard from three experts on community land trusts, building community will and advancing forward-thinking policy as well as how data is supporting the intersections between health and housing.

Moderator:

- Elaina Mulé, Director of Community Development, Charles Schwab Bank

Panelists:

- Graciela Castillo-Krings, Senior Policy Advisor & Lobbyist, CA YIMBY
- Chris Conklin, Regional Vice President, Unite Us
- Jean Diaz, Executive Director, St. Joseph Community Land Trust
- David Huaman, Program Associate, Enterprise Community Partners

Speaker Bios



Watch the Video



Moderator Takeaways:

- Nevada has a number of policy and programmatic tools that are not yet fully utilized and can be further explored to help create sustainable, high quality affordable housing beyond funding.
- Policies and programs to consider include community engagement to combat NIMBYism, community land trusts, equitable policy recommendations for the State from Enterprise Community Partners, and strong data coordination and reporting.

Slides: David Huaman



Slides: Jean Diaz



Slides: Graciela Castillo-Krings



Special Guest Remarks



Susie Lee

Congresswoman for Nevada

Joining us live from D.C., Congresswoman Lee closed out our morning to share the support she has for affordable housing in Nevada and also to remind us how important our nonprofits are for the front line work they do day-in and day-out for our Nevadans in need.



Overall, I felt 2 days were VERY well spent. Speakers were really excellent and represented different areas of the solution set. – Post-Conference Survey Respondent



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HOUSING IS...

Engaging.

Page 7

Housing Authorities in Nevada: What are Existing Programs and What are the Opportunities?

Moderator:

Dr. Mae Worthey-Thomas, Deputy Administrator, Nevada Housing Division

Panelists:

- Bill Brewer, Executive Director, Nevada Rural Housing Authority
- Jon Gresley, Interim Executive Director, Southern Nevada Regional Housing Authority
- Amy Jones, Executive Director, Reno Housing Authority

Watch the Video



Speaker Bios



Moderator Takeaways:

- Housing authorities in Nevada have different programs and governance models, but their mission to serve extremely low income and very low income in their respective communities is shared by all.
- Housing Choice Vouchers (formerly known as Section 8) are a significant form of rental assistance; however, due to the lag by HUD for determining fair market rent and the increasing local market rents, there can be additional challenges to either rent new or stay in an existing unit. Finding units can be challenging, but the Nevada voucher programs are fully subscribed with waiting lists.
- Looking ahead: Public housing is at risk in our future (although individuals will still be supported with assistance) but development is an opportunity – the difference between housing authorities and nonprofits is becoming smaller – housing authorities are becoming more innovative and entrepreneurial. Advocacy to combat Nimbyism and bring additional resources and vouchers will support the work of all of the housing authorities.

Affordable Housing Finance: The Debt Layers of Project Financing

Moderator:

- Eric Novak, President, Praxis Consulting Group, LLC

Panelists:

- Mike Hemmens, Managing Director, Citi Community Capital
- Michael Holliday, Chief Financial Officer, Nevada Housing Division
- John Juarez, Senior Community Development Loan Officer, NewWest Community Capital
- Amy Mandell, Relationship Manager, Wells Fargo

Watch the Video



Slides: John Juarez



Speaker Bios



Moderator Takeaways:

- Demand for tax-exempt bonding authority will continue to be high. Right now, NHD, and its parent agency B&I, have enough bonding authority for all anticipated affordable housing projects. This could change, though, if large economic development projects, like the high speed rail project, compete for resources. It could also improve if Congress were to increase the per capita limit to states or lower the 50% bond test to 25%.
- Panelists discussed a variety of debt products, including direct placement tax exempt bonds, Fannie and Freddie insured, predevelopment and land loans, and smaller CRA-driven permanent loans through CDFIs. They encouraged developers to reach out directly to them to discuss what might be the best fit for their project.
- Panelists provided guidance on the type of underwriting carried out on both sponsors and projects.

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Listening. Learning.

Page 8

The Evolution of the American Dream: How is the Market Changing Homeownership and the Affordable Programs and Development?



The Evolution of the American Dream was the most value-add for me. As developer consultants, we often forget the homeownership aspect of affordable housing. – Post-Conference Survey Respondent



Moderator:

Elias Benjelloun, Social Impact Manager, Homie

Watch the Video



Panelists:

- Diane Arvizo, Director of Homeownership Programs, Home At Last / Nevada Rural Housing Authority
- Rick Barron, President, Signature Homes
- David Dahl, Developer
- Jeneeah Girma, Affordable Housing Advocate, Nevada Housing Division

Speaker Bios



Takeaways:

- Homeownership feels like a 4-way street. While there are existing programs that are still at work even in these markets, they have challenges and, in many cases, it is taking more time.
- There is a need to innovate and build stronger partnerships with the private sector, and this panel featured one of Nevada's prominent home builders. Public private partnerships can support affordable homeownership opportunities.
- Homeownership is one of the three ways to build wealth in our communities and in our country. There are barriers that have impacted families for generations and prevented building equity and wealth. A lack of wealth for families impacts the strength of our communities.

How are Quality Supportive Services Provided in Housing: Learn about Quality Supportive Service Best Practices in Housing Programs Used to Optimize Outcomes for Success

Co-Facilitators/Moderators:

- Ariana Saunders, Senior Program Manager & Quality Lead, Corporation for Supportive Housing
- Brooke Page, Director Southwest, Corporation for Supportive Housing

Watch the Video



Speaker Bios



Slides: CSH



Slides: Joey Johns



Special Guest:

- Joey Johns, Associate Director of Supportive Housing, Central City Concern

Moderator Takeaways:

- With the significant shortage of available rental units across the state, single site supportive housing projects can increase the housing inventory for households who fall between the 0-30% Area Median Incomes and who are in need of supportive services.
- Key elements of quality supportive housing were shared as well as some national best practices for supportive housing service models that can be implemented in Nevada that can lead to improved outcomes such as housing stability and improved health.
- We learned about innovative strategies other communities have taken to fund and support quality services in supportive housing for tenants with high needs (such as a Serious Mental Illness and Substance Use Disorders). Models like the Denver Social Impact Bond were referenced.
- There are current and ongoing funding opportunities that can support services that can be leveraged now to ensure quality services are paired with affordable housing.

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HOUSING IS...

Unprecedented. Historic. Transformational.

Page 9

Welcome & Opening Day 2: LIVE from D.C.



Catherine Cortez Masto

United States Senator for Nevada

A proven champion for Nevada, we are fortunate that Senator Cortez Masto includes housing as one of her priorities. She listens to us, Nevada's housing stakeholders, to help inform the legislation that she is able to introduce in Senate Committee on Banking, Housing, and Urban Affairs.

Watch the Video



Speaker Bios



Adrienne Todman

Deputy Secretary of the U.S. Department of Housing and Urban Development (HUD)

Housing is "top of mind" for HUD's leadership, and they are making sure that housing is at the table with our nation's leaders. With historic investments in affordable housing and community development, HUD is activating meaningful programs and partnering across agencies to advance affordable housing.

The Time for Affordable Housing is Now: Unprecedented Federal Opportunities

We can't plan for any of the activities in D.C. right now, but incredibly, our Conference attendees got to hear "hot off the press" that the Build Back Better Act includes \$150 Billion for housing provisions. Joey Lindstrom of National Low Income Housing Coalition (NLIHC) and Stockton Williams of National Council of State Housing Agencies gave a sketch of what they were hearing real-time, and a deeper discussion with Kristin Cooper included the significance of the federal decisions and what they mean to local governments like Clark County, and in turn, for our Nevadans they serve.

Moderator:

Kristin Cooper, Associate Director, Clark County Social Services

Panelists:

- Joey Lindstrom, Field Director, National Low Income Housing Coalition
- Stockton Williams, Executive Director, National Council of State Housing Agencies

Moderator Takeaways:

- The diverse perspectives from two different national organizations was really helpful to add national perspective to Nevada's conversations. Additionally, the timeliness was unplanned but incredibly informative with the announcement of the housing provisions that were released in the Build Back Better Act right as we seated the panel.
- The D.C. / federal updates would be good to have at the next conference.
- It could be a nice compliment and helpful to attendees to know about what projects are happening or in the pipeline, so kind of a feel good item or information. Jurisdictions could provide that information in advance.



I was thrilled to see so many of our elected officials actively supporting NHC's work and informing us of the work being done at the state and local levels to make safe and healthy homes available for everyone. - Post-Conference Survey Respondent



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Page 10

Supportive Housing and Target Populations: Providing Services to Households Most Impacted by Systemic Barriers to Housing in Nevada

How we can scale our services to grow our supportive housing sustainably.

Moderator:

Emily Paulsen, LMSW, Housing Program Manager, Anthem Nevada Medicaid / Anthem, Inc.

Panelists:

- Kirsten Coulumbe, Social Services Chief III, Nevada Department of Health and Human Services
- Teresa Etcheberry, MSSW, Assistant Manager, Clark County Social Services
- Julianna Glock, Operations & Compliance Director, Reno Shelter Programs & ReStart
- Robin Reedy, Executive Director, National Alliance on Mental Illness Nevada
- Kelly Robson, Chief Social Services Officer, HELP of Southern Nevada
- Ariana Saunders, Senior Program Manager & Quality Lead, Corporation for Supportive Housing

Speaker Bios



Watch the Video



Moderator Takeaways:

- Our communities need to invest in supportive housing because it works. It is going to take creativity, commitment, and collaboration among providers and developers.
- Coordinated Entry: In response to a HUD mandate, our service providers are utilizing one housing assessment for our homeless population. Based on the score on the assessment, individuals take their place in the virtual community queue. Thousands of Nevadans are waiting in the community queue for permanent supportive housing.
- Through new Medicaid tenancy support services coming into the State, we have an opportunity to expand and integrate an additional funding source for supportive housing.
- There is a need for more affordable housing to meet low-wage earners and extremely low income Nevadans located near our working centers and health services. In the short-term, there needs to be increased access for Nevadans with incomes below 30% of Area Median Income which can happen through better landlord engagement and modified screening criteria.
- There are several new initiatives in Clark County to incent landlords to partner with supportive housing providers, including a \$500 bonus payment, free property listing on Padmission, and a landlord mitigation fund. Visit [Operation Home!](#) for more information.

Monetizing Our State Tax Credit for Affordable Housing Development

This Breakout reviewed updates that were made in the 2021 Legislative Session with SB284 and our State Tax Credit. A robust discussion explored opportunities to maximize Nevada's newest affordable housing development tool.

Moderator:

Mendy Elliott, NHC Policy Support & Lobbyist, Flynn Giudici Government Affairs

Panelists:

- Steve Aichroth, Administrator, Nevada Housing Division
- David Paull, Senior Vice President of Real Estate Development, Nevada HAND
- Patrick West, Associate, Stonehenge Capital

Watch the Video



Speaker Bios



Slides: Patrick West



Slides: David Paull



Moderator Takeaways:

- The Nevada State Tax Credit will help more projects go from paper to project as these funds are crucial to the capital stack. There has only been one deal approved so far with more opportunities in the works.
- For Action: It would be helpful to have a matrix of steps for how tax credits are awarded, timing, QAP, Board of Finance, etc.

HOUSING IS... Community. Partnerships.

Community Driven Solutions for Affordable Housing

Moderator:

Nancy Brune, Executive Director, Guinn Center

[Watch the Video](#)



[Speaker Bios](#)

**Panelists:**

- James Armstrong III, President & CEO, Builders of Hope Development Corporation
- Matt Hull, Executive Director, Texas Association of Community Development Corporations
- Nick Mitchell-Bennett, Executive Director, CDCB & Administrator, RGV Multibank CDFI
- Bishop Ronald Thomas, PhD, Reconciliation Apostolic Ministries
- Jodi Tyson, Vice President, Three Square Food Bank

Moderator Takeaways:

- Community Development Corporations (CDCs) are typically nonprofits that are mission driven and focused on equity and bringing resources to underserved areas. The visiting CDCs had a shared end goal of wealth creation.
- CDCs meet their community's needs and the models of a CDC look different depending on the community. They do this through community listening and engagement and then actionizing what they hear in relevant programming. This community assessment is critical for success.
- Stewarding community driven work by a nonprofit like a CDC would benefit two highlighted projects in southern Nevada – the Pittman Plan and the 100 Plan. Both projects have good local government engagement, but a group like a CDC may support a healthy tension and keep things moving. CDCs are not the sole solution but a part of a collaborative effort that brings in the private sector.
- Investing in capacity is critical to success. CDC staff or consultants must understand financing of projects, be clear about how the projects will pencil out financially.

Affordable Housing Finance: Hot Topics in LIHTC Equity

Moderator:

Dr. Hilary Lopez, Senior Associate, Praxis Consulting Group, LLC

[Watch the Video](#)

[Speaker Bios](#)

**Panelists:**

- Jill Edwards Resnick, Managing Director, Charles Schwab Bank
- Roy Faerber, Senior Vice President Equity Production, Boston Financial Investment Management
- Aaron Krasnow, Regional Director, RBC Community Investments
- Lorri Murphy, Vice President of Real Estate Development, Ovation Development

Moderator Takeaways:

- Equity pricing is impacted by a variety of factors including, but not limited to, project location, CRA need, type of project, and target population. Pricing has remained relatively stable in the past months, with average equity pricing in the mid-to-high \$.80 range.
- Panelists provided guidance on the type of underwriting carried out on both sponsors and projects and identified items of particular importance for first time developers.
- Federal legislators have proposed numerous bills that include changes to the LIHTC program. Housing advocates should monitor this legislation and contact their federal representatives to voice support for provisions that increase the amount of LIHTC available to states as well as allow projects to more easily target extremely low-income or other identified populations.

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HOUSING IS... Solutions. Commitment. Leadership.

Page 12

Transforming Housing in Nevada through Collaboration, Coordination, Innovation, and Prioritization

Leadership across the spectrum in Nevada and our region showed up and shared their thoughts on moving forward with lasting affordable housing solutions. It was clear that there is a shared understanding of how foundational access to affordable housing is for individuals, families and children to have successful outcomes in health, business, education and opportunities for economic mobility. This Session was moving, inspiring and thought provoking.



Moderator: Christine Hess

Executive Director, Nevada Housing Coalition

Housing is...Human

[Watch the Video](#)



[Speaker Bios](#)



Panelists:



Steve Aichroth

Administrator, Nevada Housing Division

Housing is...Passion



Lisa Bogard

President & CEO, Anthem Nevada
Medicaid

Housing is...Health



Bill Brewer

Executive Director, Nevada Rural
Housing Authority

Housing is...Security



Michael Brown

Director, Governor's Office of Economic
Development

Housing is...A Human Right



Teresa Bryce Bazemore

President/CEO, Federal Home Loan
Bank of San Francisco

**Housing is...A Clean Safe Place to Be,
Home, Families, Communities, Our
Children**



Zach Conine

Nevada State Treasurer

Housing is...A Human Right



David Goldwater

Partner
Pinyon Public Affairs Representing
the Leading Builders of America

Housing is...A Human Right



Audra Hamernik

CEO, Nevada HAND

Housing is...Essential



I have never seen so much engagement, leadership, and attention on housing before. – Post-Conference Survey Respondent



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HOUSING IS...

NEXT STEPS

Page 13

BREAKING NEWS

Follow this Developing Funding Opportunity for Nevada

The Federal Home Loan Bank of San Francisco announced that they are establishing a targeted fund for Nevada as part of their Affordable Housing Program. This is unique to the Federal Home Loan Bank network across the country, and the details are still being worked out. A special thank you to Senator Cortez Masto for supporting these efforts especially.

Advocating and Tracking Funding and Policy Opportunities at the State and Federal Levels

The Nevada Housing Coalition will continue to engage with our leaders to push for the needed funding and policies to advance affordable housing. We will do this through a collaborative effort with our Members and our partners across the state to best capture all perspectives, urban and rural, north and south, public and private.



American Rescue Plan Act (ARPA Funds)

Our leadership is not looking to *spend* funds provided through the American Rescue Plan Act, but rather they are considering how we should best *invest* these funds. They launched an effort that started with the Every Nevadan Recovery Framework to outline priorities and just recently finished a research and listening tour as part of Nevada Recovers. Nevada Recovers went for 78 days and hosted 123 events! Our leaders heard directly and indirectly from approximately 50,000 Nevadans! The process is complex, but next steps include connecting all the buckets of various funding sources to the different needs across the state. This is going to take some time but leadership welcomes continued engagement.

You can check out the [NHC Recommendation to Invest \\$500 Million HERE](#).



Build Back Better (BBB) Act (also known as the Budget Reconciliation Bill)

The Coalition continues to advocate for the housing provisions that are currently included in the BBB Act. These provisions would have significant impact on providing meaningful increases in access and availability of affordable housing for all Nevadans. For more information, click below:

- [Overview of Housing Provisions in the Build Back Better Act by National Low Income Housing Coalition](#)
- [Estimates of Nevada's Share of National Housing Trust Funds Currently in BBB Act by National Low Income Housing Coalition](#)
- [Estimates of Nevada's Share of Housing Vouchers Currently in BBB by Center on Budget and Policy Priorities](#)
- [Overview of Housing Provisions in the Build Back Better Act by National Council of State Housing Agencies](#)

Capacity Building



The Nevada Housing Coalition will continue to bring forward education and information to support the work of our partners to increase access and availability of affordable housing for all Nevadans. We will continue to offer our monthly Lunch & Learn events. Additionally, we will deliver targeted programming that is relevant and timely – topics that come out of this Conference and others that come to our attention.

Collaboration



The Nevada Housing Coalition will continue to convene Nevada housing stakeholders across all spectrums and from around the state to coordinate efforts, share best practices and work together for solutions to advance affordable housing. We work with all Nevada housing stakeholders regardless of your membership in the Coalition, but if you would like to be more involved and support our work and you are not a member, please consider joining us officially!

➡ [Join Us](#)

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NewWest Community Capital

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Thank You to Our Members

The support of our Members allows us to continue our mission of ensuring housing options for all Nevadans. Today, we have over 120 memberships comprised of over 200 members and would like to recognize our top supporters.

Founding Members



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Sustaining



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Partner

B & H Construction
City of Reno
Clearinghouse CDFI
EDAWN
FHLBank San Francisco
Flynn Giudici Government Affairs
Frame Architecture, Inc.
Midwest Housing Equity Group

Nevada Builders Alliance
NewWest Community Capital
RTC of Southern Nevada
Silver Sage Manor, Inc.
Sunseri Construction, Inc.
The Community Development Trust
U.S. Bank

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Support our mission year-round and enjoy a variety of benefits.

www.nvhousingcoalition.org/get-involved



Nevada Housing Conference 2021

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A Special Thank You to Those
Who Made This Event Possible

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The 2021 Nevada Housing Conference is brought to you by the Nevada Housing Coalition, a statewide, member-based 501(c)3 nonprofit working in collaboration with its partners to advance and promote affordable housing for all Nevadans.

Venue Partners



**CULINARY ACADEMY
LAS VEGAS**



NEVADA PARTNERS

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Nevada Housing Coalition Board of Directors

Bill Brewer, Chairman
Elaina Mulé, Secretary
Lisa Corrado

Mike Shohet, Vice-Chairman
Audra Hamernik
Rae Lathrop

Eric Novak, Treasurer
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Dr. Hilary Lopez

Elaina Mulé
Brooke Page
Dr. Mae Worthey-Thomas

www.nvhousingcoalition.org

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Attendee List

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Attendee List as of 10/27/2021

260 Registered

***Displaying all Registrants who allow their information to be public*

	First name	Last name	Organization	Title	Attendance Type
1	David	Dahl	A Human Being	Owner	In-Person
2	Ken	Berry	Accessible Space, Inc. (ASI)	Director of Property Management	Virtually
3	Ted	Chandler	AFL-CIO Housing Investment Trust	Senior Managing Director	In-Person
4	Anjanette	Scott	Anjanette Scott LLC, Strategy, Finance and Asset Management Consultant	Owner	In-Person
5	Andrea	Aguilar	Anthem	Behavioral Health Case Manager II	Virtually
6	Regina	De Rosa	Anthem	Business Change Manager	In-Person
7	Terry	Moss	Anthem	Community Outreach	In-Person
8	Olivia	Smith	Anthem	Community Outreach Manager	In-Person
9	Lisa	Bogard	Anthem Nevada Medicaid	President	Virtually
10	Emily	Paulsen	Anthem NV Medicaid	Housing Program Manager	In-Person
11	Ashley	Jonkey	Anthem, Inc.	Government Relations Director	Virtually
12	Tori	Liggins	BRAZENarchitecture	Junior Designer	In-Person
13	Keith	Tamura	BRAZENarchitecture	Designer	In-Person
14	Monica	Gresser	BRAZENarchitectureINC	Principal/Citizen Architect	In-Person
15	Kristen	Sullivan	Catholic Charities of Southern Nevada	Lead Grant Writer	In-Person
16	Joey	Johns	Central City Concern	Associate Director of Supportive Housing	Virtually
17	Rahiel	Alemu	Charles Schwab Bank	Manager, Grants and Services, Community Development Group	Virtually
18	Elaina	Mule	Charles Schwab Bank	Director, Grants and Services, Community Development Group	In-Person
19	Kerry	Nelson, CFA	Charles Schwab Bank	Sr. Manager - Community Development Investments	In-Person
20	Alvin	Odom	Charles Schwab Bank	Senior Manager, Diverse Markets, Community Development Group	In-Person
21	Frank	Gallardo	Chicanos Por La Causa	Program Director	In-Person
22	Louis	Hixson	Chicanos Por La Causa - NEVADA CPLC	Lead Case Manager	In-Person
23	Sene	Fealofani	Chicanos Por La Causa - CPLC NV	Flexible Housing Case Manager	In-Person
24	Luke	Freteluco	Chicanos Por La Causa - CPLC NV	Flexible Housing Case Manager	In-Person
25	Mario	Guzman	Chicanos Por La Causa - CPLC NV	Housing Stability Case Manager	In-Person
26	Talana	John	Chicanos Por La Causa - CPLC NV	Lead Case Manager	In-Person
27	Kristin	Jones	Chicanos Por La Causa - CPLC NV	Lead Case Manager	Virtually
28	Guy	Spieler	Churchill Stateside Group	President, West Regional Officer	In-Person
29	Mike	Hemmens	Citi Community Capital	Managing Director	In-Person

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	First name	Last name	Organization	Title	Attendance Type
30	Matt	Knipprath	Citi Community Capital	Director	In-Person
31	Lisa	Corrado	City of Henderson	Director of Community Development & Services	In-Person
32	Hayley	Jarolimek	City of Henderson	Neighborhood Services Manager	In-Person
33	Senta	Robinson	City of Henderson	Community Development Grant Specialist	In-Person
34	Arcelia	Barajas	City of Las Vegas	Deputy Director of Community Services	Virtually
35	Stephany	Coaley	City of Las Vegas	Grants Program Coordinator	Virtually
36	Elizabeth	Cota	City of Las Vegas	Business Specialist	In-Person
37	Collen	Duewiger	City of Las Vegas	Grant Program Coordinator	Virtually
38	Brian	McAnallen	City of Las Vegas	Manager Office of Philanthropic Initiatives	Virtually
39	Pat	Petrie	City of Las Vegas	Grant Program Coordinator	Virtually
40	Dorian	Stonebarger	City of Las Vegas	Chief Policy Advisor	In-Person
41	Rick	Damian	City of North Las Vegas	Manager - Housing & Neighborhood Services	In-Person
42	Chase	Underwood	City of North Las Vegas	Office Assistant - Housing & Neighborhood Services	In-Person
43	Monica	Cochran	City of Reno	Manager Housing and Neighborhood Development	In-Person
44	Tracy	Wheeler	City of Reno	Management Analyst - HOME	Virtually
45	Deanna	Judkins	Clark County	Principal Planner	Virtually
46	Brenda	Barnes	Clark County Department of Family Services	Management Analyst II	In-Person
47	Brandon	Monson	Clark County Government	Community Services Specialist	In-Person
48	Kristin	Cooper	Clark County Social Service	Assistant Director	In-Person
49	Linda	Godoy	Clark County Social Service	SW Supervisor	In-Person
50	Karen	Schneider	Clark County Social Service	CRM Manager	Virtually
51	Clark	Self-Funded	Clark County Social Service	Manager	In-Person
52	Kevin	Sipes	Clark County Social Service	Senior Grants Coordinator	In-Person
53	Melissa	Tate	Clark County Social Service	Grants Coordinator	In-Person
54	Alice	Wilson	Clark County Social Service	Grants Coordinator	In-Person
55	Brian	Sagert	Clearinghouse CDFI	Community Development Officer - Nevada Market Specialist	In-Person
56	Chris	Askin	Community Foundation of Northern Nevada	President & CEO	In-Person
57	Michelle	Duggan	Community Foundation of Northern Nevada	Board and Community Land Trust Administrator	Virtually
58	Nick	Tscheekar	Community Foundation of Northern Nevada	Community Engagement Officer	In-Person

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	First name	Last name	Organization	Title	Attendance Type
59	Leslie	Colbrese	Community Services Agency Develop Corp	CEO	Virtually
60	Michael	Shohet	Compass Development	President	Virtually
61	Brooke	Page	CSH	Director	In-Person
62	Ariana	Saunders	CSH	Senior Program Manager	In-Person
63	Lisa	Dayton	Dayton & Associates	Project Manager	Virtually
64	J'Amie	Webster-Frederick	Dept. of Health and Human Services	Health Program Specialist	Virtually
65	Brian	Windley	Enterprise	Vice President, Acquisitions	Virtually
66	Alyssa	Thunberg	Federal Home Loan Bank of San Francisco	AHP Compliance Officer, Sr. Director	Virtually
67	Tom	Dapice	FHLBank San Francisco	Managing Director	Virtually
68	Mendy	Elliott	Flynn Giudici Government Affairs	Senior Vice President	In-Person
69	Shamus	Flynn	Flynn Giudici Government Affairs	Principal	In-Person
70	Daniel	Giudici	Flynn Giudici Government Affairs	Principal	In-Person
71	Nick	Vander Poel	Flynn Giudici Government Affairs	Principal	In-Person
72	Hassan	Chaudhry	Foresight Housing Partners, Inc.	Executive Director	In-Person
73	Jessica	Rauch	Give Better Group	Co-Founder and Principal	Virtually
74	Dora	LaGrande	Global Property Management Group	Asset Manager	In-Person
75	Carol	Wayman	Government	Legislative Assistant	Virtually
76	Nancy	Brune	Guinn Center	Executive Director	In-Person
77	DOUGLAS	COOMBS	Habitat for Humanity Las Vegas, Inc	CEO	Virtually
78	Kelly	Robson	Help of Southern Nevada	Chief Social Services Officer	In-Person
79	Shannon	Chambers	Home means Nevada Inc	President	Virtually
80	Michelle	Crumby	Home Means Nevada Inc	Operations Manager	Virtually
81	Michelle	Crumby	Home Means Nevada Inc	Operations Manager	Virtually
82	Lana	Smith	Home Means Nevada Inc	Project Assistant	Virtually
83	Elias	Benjelloun	Homie	Social Impact Manager	In-Person
84	Stacey	Lockhart	HopeLink of Southern Nevada	Executive Director	In-Person
85	Lauren	Boitel	ImpactNV	Executive Director	Virtually
86	Robert	Hall	Integrated Design & Architecture	AIA, President	In-Person
87	Nick	Fritz	Intermountain Healthcare	Impact Investing Director	In-Person

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	First name	Last name	Organization	Title	Attendance Type
88	Fateen		Jabez Project, CDC		In-Person
89	Deon	Atkinson	Jabez Project, CDC		In-Person
90	Ken	Evans	Jabez Project, CDC		Virtually
91	Leonard	Folmar	Jabez Project, CDC		In-Person
92	Terrance	Mayfield	Jabez Project, CDC		In-Person
93	Ronald	Thomas	Jabez Project, CDC		In-Person
94	Kelcey	West	Jabez Project, CDC		In-Person
95	Jeff	Veasley	Jeff Veasley Management	CEO	In-Person
96	Seth	Mones	JPMorgan Chase	CR Program Officer	Virtually
97	Darius	Toston	JPMorgan Chase	Community Lending Manager	Virtually
98	Matthew	Haas	KeyBank CDLI	SVP	Virtually
99	Eddie	Hult	La Causa Development Nevada	Director	Virtually
100	Etai	Bernstein	Lincoln Avenue Capital	Analyst	In-Person
101	Andrew	Cribbs	Lincoln Avenue Capital	Vice President	In-Person
102	Brian	Moloney	Lincoln Avenue Capital	Associate	In-Person
103	Ben	Taylor	Lincoln Avenue Capital	VP and Project Partner	In-Person
104	Duane	Murray	Living Word Ministry	Pastor	In-Person
105	Lindsay	Knox	McDonald Carano	Vice President of Government Affairs & Advocacy	In-Person
106	Vincent	Conforte	MFRG-ICON Construction	Business Development Manager	In-Person
107	Ryan	Harris	Midwest Housing Equity Group	Acquisitions Manager	In-Person
108	Pat	Michaelis	Midwest Housing Equity Group	EVP	In-Person
109	John	Wiechmann	Midwest Housing Equity Group	President/CEO	In-Person
110	Robin	Reedy	NAMI Nevada	Executive Director	In-Person
111	Jessica	Medina	NAMI Southern Nevada	Community Resource Specialist	Virtually
112	Michelle	Merced	Neighborhood housing services of southern nevada	CEO	In-Person
113	Aaron	West	Nevada Builders	CEO	In-Person
114	Commissioner Kathleen	Taylor	Nevada Commission on Minority Affairs	Commissioner	In-Person
115	Mae	Worthy-Thomas, Ed.D	Nevada Department of Business and Industry	Affordable Housing Advocate	In-Person
116	Fred	Wagar	Nevada Department of Veteran Services	Deputy Director of Operations	In-Person

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	First name	Last name	Organization	Title	Attendance Type
117	Brittani	Gray	Nevada HAND	Assistant Director of Resident Services	Virtually
118	Daigo	Ishikawa	Nevada HAND	Project Manager	In-Person
119	Brendan	Murphy	Nevada HAND	Project Manager	In-Person
120	Ralph	Murphy	Nevada HAND	Director of Real Estate Development	In-Person
121	David	Paull	Nevada HAND	SVP of Real Estate Development	In-Person
122	Marissa	Shoop	Nevada HAND	Director of Resident Services	In-Person
123	Lisa	Siebrecht	Nevada HAND	Director of HR	Virtually
124	Shannon	Smith	Nevada HAND	Asset Management Associate	In-Person
125	Eric	Sterrett	Nevada HAND	Asset Management Associate	Virtually
126	Waldon	Swenson	Nevada HAND	VP of Corporate Affairs	In-Person
127	Marc	Wilcher	Nevada HAND	District Director	In-Person
128	Jackie	Banales-Garcia	Nevada HAND Inc.	District Director	In-Person
129	Kathy	Carpenter	Nevada HAND Inc.	VP of Asset Management	In-Person
130	Amanda	Prybil	Nevada HAND Inc.	Asset Manager	In-Person
131	Audra	Hamernik	Nevada HAND, Inc.	President & CEO	In-Person
132	Logan	Cayton	Nevada Homeless Alliance	Graduate Assistant	In-Person
133	Gabriele	Shields	Nevada Homeless Alliance	Practicum Student	Virtually
134	Nathaniel	Wagh	Nevada Homeless Alliance	Interim Executive Director	In-Person
135	Stephen	Aichroth	Nevada Housing Division	Administrator	In-Person
136	Elizabeth	Fadali	Nevada Housing Division	Economist	Virtually
137	Jeneeah	Girma	Nevada Housing Division	Housing Advocate	In-Person
138	Michael	Holliday	Nevada Housing Division	CFO	Virtually
139	Morgan	Shah	Nevada Legal Services	Director of Community Engagement	In-Person
140	Diane	Arvizo	Nevada Rural Housing Authority	Director, Homeownership Programs	In-Person
141	Bill	Brewer	Nevada Rural Housing Authority	Executive Director	In-Person
142	Katie	Coleman	Nevada Rural Housing Authority	Director, Communications and Public Affairs	In-Person
143	Rose	Cook	Nevada Rural Housing Authority	Chair, Board of Directors for NRHA	Virtually
144	Shani	Dues	Nevada Rural Housing Authority	Director, Human Resources	Virtually
145	Kevin	Hickey	Nevada Rural Housing Authority	Business Development Specialist	In-Person

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	First name	Last name	Organization	Title	Attendance Type
146	Shelby	Kuhlman	Nevada Rural Housing Authority	Digital Communications Specialist	Virtually
147	Christopher	Mora	Nevada Rural Housing Authority	Communications Specialist	Virtually
148	Stacey	Sept	Nevada Rural Housing Authority	Director, Community Development	Virtually
149	Tiffany	Smorra	Nevada Rural Housing Authority	Director, Finance	Virtually
150	Susy	Vasquez	Nevada State Apartment Association	Executive Director	In-Person
151	Anna	Eng	Nevadans for the Common Good	Lead Organizer	In-Person
152	Pam	Hunter	Nevadans for the Common Good	Citizen	In-Person
153	Evelyn	Leslie	Nevadans for the Common Good	Community Advocate	In-Person
154	Barbara	Paulsen	Nevadans for the Common Good	Citizen	In-Person
155	Darren	Proulx	Newmark Investment	Developer	In-Person
156	Dutch	Haarsma	NewWest Community Capital	President	Virtually
157	John	Juarez	NewWest Community Capital	Sr. Community Development Loan Officer	In-Person
158	Cindy	Williams	NewWest Community Capital	Senior Vice President	Virtually
159	Deborah	Maijala	NNCIL	Rural Advocate	Virtually
160	Amy	Miller	NNDA	Director of Business Development	In-Person
161	Dian	VanderWell	Northern Nevada Apprenticeship Coordinators Association-NNACA	Building Trades Recruiter	Virtually
162	Rob	Benner	Northern Nevada Building & Construction Trades Council Development Corp	Secretary Treasurer	In-Person
163	Wendy	Stolyarov	Northern Nevada Building & Construction Trades Council Development Corp	Communications Director	In-Person
164	Lisa	Bonie	Northern Nevada Center for Independent Living	Executive Director t	In-Person
165	joni	INGLIS	Northern Nevada Center for Independent Living	advocate	Virtually
166	Bram	Buckley	Northern Nevada Community Housing	Development Director	In-Person
167	Ruben	Olivares-Escobedo	Northern Nevada Hopes	Hope Springs Case Manager	Virtually
168	Colleen	Rosencrantz	Northern Nevada International Center	Volunteer	Virtually
169	Matthew	Fleming	Northern Nevada Community Housing	Executive Director	In-Person
170	Jennie	Martin	Nye County Health and Human Svcs	Program Supervisor	In-Person
171	Karyn	Smith	Nye County Health and Human Svcs	Director	In-Person
172	Ruby	Scott	Office of Congressman Steven Horsford (NV-04)	District Representative	In-Person
173	Gabby	Everett	Office of Congresswoman Susie Lee	Deputy District Director	In-Person
174	Hector	Lizaola	Office of Senator Cortez Masto	Mr.	In-Person

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	First name	Last name	Organization	Title	Attendance Type
175	Michael	Snodgrass	Oikos Development Corporation	President/CEO	In-Person
176	Eileen	Bidwell	One Truckee River	Board Member	Virtually
177	Mark	Inouye	Opportunity Village	Assistant Director of Program Services	Virtually
178	Rhiannon	Moccio	Opportunity Village/Betty's Village	QIDP Residential Services Manager	In-Person
179	Tom	McCourt	Orion Group USA, Inc.	Senior Consultant	In-Person
180	Lorri	Murphy	Ovation Affordable Housing / Ovation Development	Vice President	In-Person
181	Maurice	Page	Page Strategic Solutions LLC	Owner	Virtually
182	David	Goldwater	Pinyon Public Affairs	Partner	In-Person
183	Mary Anne	Christopher	PNC Bank	Originator	Virtually
184	Hilary	Lopez	Praxis	Senior Associate	In-Person
185	Jessica	Rasmussen	Praxis	Senior Project Manager	In-Person
186	Jessica	Rasmussen	Praxis	Project Manager	In-Person
187	Jessica	Rasmussen	Praxis	Project Manager	In-Person
188	Ariel	Estrada-Parra	Praxis Consulting Group	Project Manager	In-Person
189	Eric	Novak	Praxis Consulting Group, LLC	President	In-Person
190	Laura	Martin	Progressive Leadership Alliance of Nevada	Executive director	In-Person
191	Tiara	Moore	Progressive Leadership Alliance of Nevada	Organizer	In-Person
192	Christine	Saunders	Progressive Leadership Alliance of Nevada	Policy Director	Virtually
193	Shawna	Gonzalez	Project 4 Humanity	President	Virtually
194	Christopher	Barhorst	Ramsey Barhorst LLC	Member	Virtually
195	Kathleen	Calvert	RBC Capital Markets - Community Investments Group	Director - Equity Sales	In-Person
196	Aaron	Krasnow	RBC Community Investments	Director	In-Person
197	Andrew	Romero	Regions Bank	Vice President, Equity and Debt	In-Person
198	Mishon	Hurst	Reno Housing Authority	Deputy Executive Director	Virtually
199	Paul	Gully	RTC of Southern Nevada	Senior Regional Planner	Virtually
200	Michelle	Larime	RTC of Southern Nevada	Senior Regional Planner	In-Person
201	Rae	Lathrop	RTC SNV	Manager Regional Planning	In-Person
202	Christy	Banton	RubinBrown LLP	Partner	In-Person
203	Heather	Grech	RubinBrown LLP	Partner	In-Person

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204	David	Ferrier	Rural Community Assistance Corporation	Director, Housing Programs	Virtually
205	Eileen	Piekarz	Rural Community Assistance Corporation	Rural Development Specialist	Virtually
206	Rachel	Smith	Rural Community Assitance Corporation	Policy and Advocacy Specialist	Virtually
207	Jean	Diaz	Saint Joseph Community Land Trust	Executive Director	In-Person
208	Donna	Clontz	Senior advisory boards	Chair/Vicechair - volunteer	Virtually
209	Andrea	Pelto	Senior Advocate	Vicechair Sparks Senior Committee	Virtually
210	Chip	Hobson	Silver Sage Manor, Inc.	Executive Director	Virtually
211	Sarah	Adler	Silver State Government Relations	Principal	Virtually
212	Arianna	Tucker	Silver Summit Healthplan	Community Health Services Representative	In-Person
213	Crystal	Barrios-Ordonez	Solutions of Change	Family Services Specialist	In-Person
214	Brandon	Wright	Solutions of Change	Community Support and Intervention Specialist	In-Person
215	William	Stanley	Southern Nevada Building Trades	Executive Secretary-Treasurer	In-Person
216	Jackie	Cortez	Southern Nevada Center for Independent Living	Independent Living Specialist	Virtually
217	Mary	Evilsizer	Southern Nevada Center for Independent Living	Executive Director	Virtually
218	Lupe	Kaawaloa	Southern Nevada Center for Independent Living	Independent Living Coordinator	Virtually
219	Minerva	Rivera	Southern Nevada Center for Independent Living	Independent Living Coordinator, Lead Trainer	Virtually
220	Amanda	Moss	Southern Nevada Home Builders Association	Sr Director of Government Affairs	In-Person
221	Frank	Stafford	Southern Nevada Regional Housing Authority	Development/Modernization Director	In-Person
222	Donna	Corey	Southwest Central Regional Economic Development Authority	Assistant Executive Director	In-Person
223	Emily	Ku	State of Nevada/Commission on Minority Affairs	Management Analyst	In-Person
224	Sylvia	Smith Turk	Stewart Title Company	Division President	Virtually
225	Steven	LeBlanc	Stonehenge Capital	Managing Director	In-Person
226	Patrick	West	Stonehenge Capital	Associate	In-Person
227	Tabitha	Mueller	The Nevada Independent	Reporter	Virtually
228	Krystal	Rhodeman	The Salvation army	Healthcare Navigator	In-Person
229	Jodi	Tyson	Three Square Food Bank	Vice President of Strategic Initiatives	In-Person
230	Christie	Omelia	Toyota Financial Savings Bank	CRA Officer	In-Person
231	Vera	Moore	True Beginnings	Executive Director	In-Person
232	Ann	Melone	U.S. Bancorp Community Development Corporation	Business Development Officer	Virtually

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233	Art	Perez	U.S. Bank	Vice President	Virtually
234	Wayne	Turner II	U.S. Bank	CRA Loan Originator	In-Person
235	Wendi	Newman	Unified Construction Industry Council	Executive Director	In-Person
236	Chris	Conklin	Unite Us	Regional Vice President	In-Person
237	Lynda	Hascheff	Unite Us	Nevada State Network Director	In-Person
238	Adrienne	Babbitt	US Department of Housing and Urban Development	Field Office Director	Virtually
239	Adrienne	Babbitt	US Department of Housing and Urban Development	Field Office Director	Virtually
240	Enrique	De La Paz	US Department of Housing and Urban Development	Management Analyst	Virtually
241	A'Keia	Sanders	US Senate	Regional Representative	Virtually
242	David	Boire	US Senate-Rosen	Regional Representative	Virtually
243	Kara	Blake	USDA RD	Housing Program Director	Virtually
244	Gerardo	Cordova	USDA RD	SFH Coordinator	In-Person
245	Julianna	Glock	Volunteers of America, No CA & No NV	Operations and Compliance Dir for Reno Shelters & ReStart	Virtually
246	JD	Klippenstein	Washoe County	Housing & Grants Specialist	Virtually
247	Lona	Bogale	Washoe County Health District	Health Educator II	Virtually
248	Eric	Logsdon	Wells Fargo	Relationship Manager	In-Person
249	Amy	Mandell	Wells Fargo	Relationship Manager	In-Person
250	Nelda	Newton	Wells Fargo	Managing Director Community Lending & Investment	In-Person
251	Nelda	Newton	Wells Fargo	Managing Director - Community Lending & Investment	In-Person
252	Jane	Pavek	Wells Fargo	Community Relations Region Lead	In-Person
253	Nelda	Newton	Wells Fargo Foundation	Managing Director - Community Lending & Investment	In-Person
254	Nelda	Newton	Wells Fargo Foundation	Managing Director	In-Person
255	Andrew	Moran	WestCare Foundation	Director of Development	In-Person
256	Des	Craig	WNDD	Economic Recovery Coordinator	Virtually
257	Drew	Zidzik	Zions Bancorporation	SVP. CRA Program & Compliance Manager	Virtually