

**NEVADA**
Housing Coalition

DESTINATION: Affordable Housing

Nevada Housing Conference 2023

OCTOBER 11 | **OCTOBER 12**

Circa Resort & Casino

8 Fremont St., Las Vegas, NV 89101



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DAY 1 SCHEDULE: Wednesday, October 11

Circa Resort & Casino: Galaxy I, II, III

10:30am – 11:45am

Day 1 Plenary - Traveling Through Time: Recent Developments in Federal Housing Policy & What's Next

This plenary session travels back to review recent milestones in housing policy, providing insights into the Inflation Reduction Act, the introduction of the Affordable Housing Tax Credit Improvement Act, and the THUD (Transportation, Housing, and Urban Development) re-appropriation, among other critical developments. Panelists will illuminate the intricacies of these policies and their impact on housing affordability. In an era where housing affordability and accessibility remain pressing challenges, this panel will offer an opportunity to gain a deeper understanding of how federal policies impact this issue and explore pathways forward.

Moderator:

- Audra Hamernik, President & CEO, Nevada HAND & NHC Board Member

Panelists:

- Emily Cadik, Chief Executive Officer, Affordable Housing Tax Credit Coalition
- Brooke Schipporeit, Manager of Field Organizing, National Low Income Housing Coalition
- Kirsten Stasio, Chief Executive Officer, Nevada Clean Energy Fund
- Joshua Yurek, Vice President of Government Affairs & Community Outreach, Midwest Housing Equity Group



DAY 1 SCHEDULE: Wednesday, October 11

Circa Resort & Casino: Galaxy I, II, III

1:15pm – 2:45pm

BREAKOUT SESSION 1

1A (Galaxy IV) - Road Construction: Seek Alternate Routes to Affordable Housing Project Completion

In today's climate of soaring construction labor costs and high interest rates, affordable housing projects across the country are stalled or at risk of never making it to the finish line. Nevada was out in front with its \$500 million commitment to affordable housing through the Home Means Nevada Initiative. But what's around the bend? How can LIHTC deals still get done?

Moderator:

- David Paull, Managing Director, CORE Advisory Partners

Panelists:

- Todd Fabian, Managing Director & Team Leader Western Region, National Equity Fund
- Roy Faerber, Senior Vice President, Equity Production, Boston Financial
- Matt Knipprath, Director, Citi Community Capital
- Brian L. Maddox, National Team Leader, Community Development Lending & Investment, KeyBank

1B (Starlite) - NIMBY to YIMBY: Start Your Engines & Get Ready for Our Road Trip

Every city, country, landmark, and even climate zone may require slightly different gear to ensure a successful trip, but you must always identify: where you are going, how long it takes to get there, who is coming with you, and what you need along the way. Grab your map, some snacks, and buckle up to talk with policymakers, advocates, developers, and a solutions-driven panel to prepare our community for the road trip of a lifetime: moving from "NIMBY" to "YIMBY."

Moderator:

- Amanda Moss, Senior Director of Government Affairs, Southern Nevada Home Builders Association

Panelists:

- Ken Coon, HR Vice President, Loneer
- Brian Knudsen, Las Vegas City Councilman & Mayor Pro Tem
- Jess Molasky, Principal & Project Manager, Ovation Development Corporation



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1C (Carousel) - On the Road to Reintegration: Navigating Housing After Incarceration

Steer through the unique challenges and opportunities of reintegration for Nevadans impacted by the justice system. This session takes us through the real-world impacts of high barriers for individuals seeking housing after incarceration. We'll take a quick pit stop to explore affordable and supportive housing models and hear from professionals passionate about serving this population and ending the prison to homelessness pipeline.

Moderator:

- Catrina Grigsby-Thedford, MPA, LSW, CADC, Executive Director, Nevada Homeless Alliance

Panelists:

- Nicole Capra, Principal, 3 KEYS Communities
- Regina De Rosa, LMSW, MBA, ACM, Justice Program Manager & Business Change Maker, Anthem Blue Cross & Blue Shield - Nevada Medicaid
- Serena Trehern, LCSW, Veterans Justice Outreach Coordinator, Veterans Affairs

3:00pm – 4:30pm

BREAKOUT SESSION 2

2A (Galaxy IV) - Do You Know the Rules of the Road? Learn More about Federal Prevailing Wage & Davis-Bacon

Nevada has seen an increase in federal funding available for the development of affordable housing in recent years. With this increased investment and opportunity come some road rules that are new for many stakeholders in affordable housing. In particular, prevailing wage and labor compliance have become an area with which affordable housing developers and partners need be familiar. This panel will navigate through these rules of the road, identify common challenges, and share best practices from the perspective of a public agency, developer, and general contractor.

Moderator:

- J.D. Klippenstein, Director of Development, Housing Authority of the City of Reno

Panelists:

- Beth Dunning, Director of Community Development, Nevada Rural Housing
- Frank Stafford, Sr., MBA, Development & Modernization Director, Southern Nevada Regional Housing Authority
- Mike Wichmann, President & Senior Project Manager, B&H Construction



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2B (Starlite) - Let Your Mission Drive You: Developing & Managing Supportive Housing

Stay aligned with your mission while navigating the complexities of supportive housing development and property management. Our panelists will serve as guides, exploring crucial aspects of creating and operating PSH projects like mission alignment, strategic partnerships, funding strategies, property management and housing first, and long-term sustainability.

Moderator:

- Juawana Grant, Director of Education & Outreach, Nevada Housing Coalition

Panelists:

- Jessica Cruz, MNLM, Senior Director of Homeless Housing Services, Native American Connections
- Jennifer Jennings, Senior Director of Property & Asset Management, Native American Connections
- Jerry Kappeler, Affordable Housing Developer, Accessible Space, Inc.
- Alejandro Martinez, President, CRCD Partners, LLC
- Ramon Mendez Jr., Chief Operations Officer, CRCD Partners, LLC

2C (Carousel) - Affordable Homeownership: One Awesome Destination, Many Unique Routes

The opportunity to build wealth, stability, security, pride – the benefits of homeownership are undeniable. The ways to get there, however, aren't always as straightforward. Much like the multiple routes a GPS provides (25 minutes on the freeway, 34 on the side roads or 42 for the scenic route), there isn't one right way. Join a few guides who are navigating the affordable homeownership space using some updated "maps" and helping the borrowers of tomorrow along their journey.

Moderator:

- Nia Girma, Affordable Housing Advocate, Nevada Housing Division

Panelists:

- Aaron Alred, Vice President of Sales, Touchstone Living
- Amber Coleman, Branch Manager, Guild Mortgage
- Angela Phillips, Executive Director, Habitat for Humanity Las Vegas
- Dagny Stapleton, Community Housing Administrator, Clark County Community Housing Office



DAY 2 SCHEDULE: Thursday, October 12

Circa Resort & Casino: Galaxy I, II, III

8:30am – 10:45am

Welcome to Day 2 of the 2023 Nevada Housing Conference

Day 2 Plenary: Are We There Yet? Advancing Affordable Housing Initiatives in Nevada

Join us for a comprehensive 3-part opening plenary, exploring the latest state and local-level developments and initiatives in Nevada's quest to address affordable housing challenges. This event takes us down three dynamic pathways. This section promises to show us how our partners are helping us arrive at "Destination: Affordable Housing."

Moderator:

- Eric Novak, President, Praxis Consulting Group LLC & NHC Board Treasurer

Part 1 - Destination: Nevada Housing Division & Governor's Office of Economic Development

- Christine Hess, Chief Financial Officer, Nevada Housing Division
- Dorian Stonebarger, Director of Special Projects, Governor's Office of Economic Development
- Dr. Mae Worthey-Thomas, Deputy Administrator, Nevada Housing Division & NHC Board Member

Part 2 - Destination: Housing Authorities

- Bill Brewer, Executive Director, Nevada Rural Housing & NHC Board Chair
- Lewis Jordan, Executive Director, Southern Nevada Regional Housing Authority
- Dr. Hilary Lopez, Executive Director, Housing Authority of the City of Reno

Part 3 - Destination: Cities & Municipalities

- Catrina Peters, MS, MBA, Homeless Services Coordinator, Washoe County Housing & Homeless Services
- Pat Petrie, Neighborhood Services Administrator, City of Las Vegas & NHC Board Member
- Dana Searcy, MBA, CPM, Division Director, Washoe County Housing & Homeless Services
- Dagny Stapleton, Community Housing Administrator, Clark County Community Housing Office
- miguel dávila uzcátegui, Senior Regional Planner, Regional Transportation Commission of Southern Nevada
- Elaine Wiseman, Management Analyst & Affordable Housing Advocate, City of Reno

11:00am – 12:30pm

BREAKOUT SESSION 3

3A (Galaxy IV) - Paving the Way: Energy, Environment & Affordable Housing

We've all heard the phrase 'where the rubber meets the road,' but what about 'where utility optimization meets affordable housing'? Okay, maybe not as catchy but more relevant than ever. That's why we're bringing Nevada's utility leaders to this panel to help understand more about this interesting intersection. What could installation partnerships look like? How should housers plan for long-term maintenance of energy efficient systems? What do long-term benefits look like to owners, operators, and tenants? And how about our rural utilities and opportunities? Let's shed some light and let the conversation flow.

Moderator:

- Beth Dunning, Director of Community Development, Nevada Rural Housing

Panelists:

- Michael Cooper, MBA, PE, CEM, Director, Key Accounts & Energy Solutions, Southwest Gas
- Steve Hamile, Chief Operating Officer, Sol-Up
- Marie Steele, Vice President, Integrated Energy Services, NV Energy



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11:00am – 12:30pm



3B (Starlite) - Driving Progress: Accelerating Equity & Diversity in Affordable Housing

We often talk about ways to increase equity for those accessing affordable housing, but what about for the professionals entering the affordable and supportive housing industry itself? This breakout will showcase innovative programs designed to turbocharge professional development opportunities for historically underrepresented professionals in the housing sector. Discover how these programs narrow racial disparities and incorporate lived experience by centering equity and capacity-building to support emerging developers and drive systemic change.

Moderator:

- Brooke Page, Director, Southwest & Acting Director, Mountain West, CSH & NHC Board Member

Panelists:

- Jason Flatt, Assistant Professor, University of Nevada, Las Vegas
- Donica Martinez, Rapid Pop-Up Coordinator, PLE Coordinator & Lived X Consultant, Nevada Homeless Alliance
- Arturo Pérez, Vice President, Community Affairs Team Lead, U.S. Bank
- Gisela Salgado, Director of Leadership Development Programs, California Coalition for Rural Housing

11:00am – 12:30pm

3C (Carousel) - Charting Our Course: Utilizing Data as a Key Tool in Effective Advocacy

Pull into the drive-in and watch a presentation that demystifies the world of housing data. Attendees will exit this session understanding each stop along the data map from acquiring data and interpreting its significance to using it effectively for advocacy. Panelists will share real-world examples and strategies to inspire you to make a meaningful impact in your housing advocacy efforts. Don't miss this opportunity to harness the power of data as a driving force for positive change in housing policies and practices.

Moderator:

- Jeremy Hays, MBA, Economist, Nevada Housing Division

Panelists:

- Grant McCandless, Social Impact Advisor, Grant W. McCandless LLC
- Shawn J. McCoy, Ph.D., Director & Associate Professor, Lied Center for Real Estate
- Nick Vander Poel, Principal, Flynn Giudici Government Affairs
- Amanda Vaskov, Government Affairs & Policy Manager, Nevada Housing Coalition

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2:00pm – 3:30pm

BREAKSOUT SESSION 4

4A (Galaxy IV) - The Road Less Traveled: Financing Those Hard-to-Build Affordable Housing Projects

Affordable housing development is not easy, but if you are trying to build a handful of units or serve a niche population, the traditional affordable housing finance tools often don't work. So how do you build the housing that serves your community? Cruise on into this session to learn more.

Moderator:

- Christine Hess, Chief Financial Officer, Nevada Housing Division

Panelists:

- Monica DuPea, Executive Director, Nevada Youth Empowerment Project
- Dutch Haarsma, President, NewWest Community Capital
- Eileen Piekarz, Development & Technical Assistance Specialist, Rural Community Assistance Corporation

4B (Starlite) - Community Driven Development: Cross-Sector Partnerships Advancing Affordable Housing

Step into the world of transformative community-driven development! This breakout panel explores the collaboration and capacity-building of cross-sector partnerships propelling innovative affordable housing projects forward. Learn how these partnerships are forging a path in the affordable housing landscape. This panel showcases the collaborative power of diverse stakeholders.

Moderator:

- Rae Lathrop, Director, Desert Springs Community Resource Group & NHC Board Member

Panelists:

- Hassan Chaudhry, Founder & President, Foresight Housing Partners, Inc.
- Anthony Kaze, HDFP, Principal, KG Development Group
- Aaron Sheets, Chief Operating Officer & Interim Executive Officer, HopeLink of Southern Nevada
- Pastor Eve Williams, United Methodist Church

4C (Carousel) - Silver Symposium: The Future of Senior Housing in Nevada

The nation-wide housing crisis has disproportionately affected renters over age 60, leading to a rise in homelessness for adults over 65. Attendees who park in this session will learn about efforts across the map to increase affordability for low- and middle-income seniors across our state.

Moderator:

- Eileen Bidwell, M.Ed., Crisis Intervention Specialist, Crisis Support Services of Nevada & Board Member, Reno Initiative for Shelter & Equality

Panelists:

- Michele Fuller-Hallauer, MSW, LMSW, Owner & Chief Strategist, Winged Wolf Innovations
- Chip Hobson, Executive Director, Silver Sage Manor, Inc.
- Lorri Murphy, Vice Chair, NHC Board of Directors
- Maurice Page, Owner, Page Strategic Solutions LLC
- Dian VanderWell, Sparks City Council

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3:30pm – 5:00pm

Closing Plenary - Carpool: Get In. Let's Go. We're in This Together

The carpool lane has some pretty sweet benefits: you get to ride with your buddies (or maybe meet someone new!) and get to your destination a little bit faster. As housers, who's in your vehicle? The right partners? The right tools? We'll end our two-day journey with a panel of Nevada leaders who ride alongside us as we drive down the road and gain speed for housing solutions throughout Nevada. After all, at the intersection of housing reside all kinds of vehicles to our state's success: our rurals, our tribal partners, healthcare, economic development and so many more. Beep, beep!



Special Guest Moderator

Jon Ralston, CEO & Journalist, The Nevada Independent



Rick Barron
President
Signature Homes Las Vegas



Hassan Chaudhry
Founder & President
Foresight Housing Partners, Inc.



Martin Montgomery
Executive Director
Washoe Housing Authority



Sheldon Mudd
Executive Director
Northeastern Nevada Regional
Development Authority



Emily Paulsen, LMSW
Housing Program Manager
Anthem Nevada Medicaid &
NHC Board Member



Bob Potts
Deputy Director
Governor's Office of Economic
Development