



PRE-CONFERENCE EVENT: TUESDAY, OCTOBER 15TH

Nugget Casino Resort | Sparks, NV

10:00AM - 11:00AM

Registration Opens: Check in at the registration desk to pick up your nametag.

Location: Foyer Nugget I

11:00AM - 4:00PM



Training: Nevada Affordable Housing Toolkit

LUNCH: 1:00PM

Location: Cascade 3

Facilitators:



Robin Wolff

Director of Rural Housing
Enterprise Community Partners



Evelyn Immonen

Senior Program Officer, Rural & Native Team
Enterprise Community Partners

This training will cover the soon-to-be-launched *Nevada Affordable Housing Toolkit* developed in partnership with Enterprise Community Partners. This toolkit will provide direction and resources for affordable housing stakeholders, from developers and nonprofits to policymakers and advocates, looking to increase the supply of affordable housing, specifically multifamily rental housing, in Nevada. It will cover the six phases of development: visioning, planning and predevelopment, financial modeling and funding, site selection and design, construction, and property management and compliance. The goal of this training is to provide deeper insight into the affordable housing development process and to discuss the resources in the toolkit that will help developers navigate the complicated process of affordable housing development.



PRE-CONFERENCE EVENT: TUESDAY, OCTOBER 15TH

Nugget Casino Resort | Sparks, NV

NHC Member Mixer + Meeting

A cash bar will be available and light appetizers will be served.

***This event is for NHC Members only. Pre-registration required.*

6:00PM

Doors Opens: Check in at the registration desk to pick up your nametag.

Location: Chalet Terrace on the 5th Floor

6:20PM - 8:00PM

- **NHC Updates**
- **Jurisdiction Updates**
 - Arcelia Barajas, City of Las Vegas
 - Rick Damian, City of North Las Vegas
 - Monica Kirch, City of Reno
 - Amy Jones, City of Sparks
 - Dagny Stapleton, Clark County
 - Christine Hess, Nevada Housing Division
- **Networking Mixer**

NEVADA
Housing Coalition

DIGGING IN

Nevada Housing Conference

2024

OCTOBER 16 | OCTOBER 17

Nugget Casino Resort

Sparks, NV

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DAY 1 SCHEDULE: WEDNESDAY, OCTOBER 16

Nugget Casino Resort | Nugget I

8:00AM

Registration Opens: Check in at the registration desk to pick up your nametag.

9:00AM - 10:00AM

Continental Breakfast & Networking: Stop by Nugget II for a coffee and meet the crew.

10:00AM - 10:45AM

Welcome to the 2024 Nevada Housing Conference



EMCEE: Katie Coleman
Director of Communications
Nevada Rural Housing



Lorri Murphy
Chair
Board of Directors,
Nevada Housing Coalition



Maurice Page
Executive Director
Nevada Housing Coalition



Ed Lawson
Mayor of Sparks



Carol Wayman
Senior Policy Advisor
Office of Senator Catherine Cortez Masto

#DiggingIn



Digging the conference? Share your photos, and don't forget to tag us!



@HousingNevada



Nevada Housing Coalition



SAVE THE DATE:

2025 Nevada Housing Conference

October 15-16, 2025

Circa Resort & Casino | Las Vegas, NV





DAY 1 SCHEDULE: WEDNESDAY, OCTOBER 16

Nugget Casino Resort | Nugget |

10:45AM - 12:00PM

Day 1 Plenary - Digging In: Leveraging Research and Data to Inform Solutions

As we "Dig In" to address the pressing need for affordable housing, this session will explore how robust research and data can drive impactful policy solutions. Experts will share insights on using local and national housing data to identify critical gaps, forecast trends, and create evidence-based policies that respond to community needs and increase housing supply. Don't miss this discussion on strategies for building research partnerships, aligning data efforts, and translating findings into collaborative action-planning that advance housing development in Nevada.



Moderator: Alexis Hill
Washoe County
Commissioner



Claudia Aiken
Director of New Research Partnerships
NYU Furman Center & Housing
Solutions Lab



Miles Dickson
CEO & Founder
Nevada GrantLab



Meredith Levine
Director of Economic & Fiscal Policy
Guinn Center

12:00PM - 1:45PM

Lunch Buffet - Thank You to Our Foodie Sponsors



Affordable Housing Champion Awards



Award Presenters:

- Katie Coleman, Director of Communications, Nevada Rural Housing
- Brooke Page, Director - Southwest, CSH

- **Culture of Leadership:** For leadership in the affordable housing community and unwavering service to affordable housing solutions.
- **Innovation in Housing:** For creativity and commitment to exceed expectations of the status quo and deliver innovative and effective programs or solutions to address housing affordability.
- **Heart & Action for Housing:** For demonstrating passion and commitment to moving the needle and acting as an advocate for affordable housing in Nevada.
- **Digging In:** For demonstrating grit and determination in tackling the complex challenges of affordable housing by rolling up their sleeves and "digging in" to the work needed to drive meaningful progress.



DAY 1 SCHEDULE: WEDNESDAY, OCTOBER 16

Nugget Casino Resort | Nugget |

1:45PM - 3:00PM



BREAKOUT SESSION 1

1A (Site: Cascade 3) - Direct Rental Assistance

Direct Rental Assistance (DRA) is gaining momentum as an alternative way to provide housing assistance to low-income families. DRA is similar to HUD's Housing Choice Voucher (HCV) program, with one key difference...any subsidy payment from the housing authority is made directly to the family rather than the landlord. This session will provide an overview of recent evaluations and research surrounding DRA nationally, review HUD's interest in DRA, and highlight steps being taken to design and test a DRA study locally.

Moderator:

- Kim Anhalt, MTW Initiatives & Housing Policy Manager, Housing Authority of the City of Reno

Panelists:

- Claudia Aiken, Director of New Research Partnerships, NYU Furman Center & Housing Solutions Lab
- Chris Golden, MTW Office, HUD
- Dr. Hilary Lopez, Executive Director, Housing Authority of the City of Reno

1B (Site: Cascade 4/5) - Finding Goldilocks: What about the missing middle?

As most of us housers know, affordability is defined as housing for which the occupants are paying no more than 30% of their income for housing costs. What's not as widely accepted, perhaps, is that affordability is on a spectrum and affordability is relative. From addressing homelessness to naturally occurring affordable housing stock to opportunities for homeownership, we work within a connected housing ecosystem. Challenges often stem from the lack of housing for those who don't need assistance but can't afford to rent or buy. As housing finance agencies, we seek to deliver solutions to address current and future housing ecosystems - and for the Goldilockses of Housing (they can't afford too much, can't afford too little... they need affordability to be juuuuust right), what are the solutions ahead? This workshop will be an interactive (and slightly whimsical) session, focused on a segment of our communities that need our innovative approaches the most.

Facilitators:

- Beth Dunning, Director of Community Development, Nevada Rural Housing
- Katie Coleman, Director of Communications, Nevada Rural Housing



DAY 1 SCHEDULE: WEDNESDAY, OCTOBER 16

Nugget Casino Resort | Nugget |

1:45PM - 3:00PM

BREAKOUT SESSION 1

1C (Site: Redwood 6) - Tax-Exempt Bonds for LIHTC: Structuring & Finance

This session focuses on financing affordable housing projects with tax-exempt bonds. It addresses the added complexities of using this type of financing as well as key issues to be aware of when going through the structuring, planning and construction phases of your project.

Moderator:

- Maureen Reichert, Partner, RubinBrown LLP

Panelists:

- Roy Faerber, Senior Vice President - Equity Production, Boston Financial
- Wade Kraenzle, Manager - Real Estate Services Group, RubinBrown LLP
- Ben Taylor, Vice President & Project Partner, Lincoln Avenue Communities
- Jeff Streiffer, Partner, Goldfarb & Lipman LLP

3:00PM - 3:30PM

Snack Break: It's time to survey the foyer and grab some fiesta-inspired treats.

3:30PM - 5:00PM

BREAKOUT SESSION 2

2A (Site: Cascade 3) - Navigating Federal Clean Energy Finance

This session will dig into how affordable housing developers can incorporate clean energy measures into their properties and access federal funds, including from federal tax credits as well as the \$27B Greenhouse Gas Reduction Fund, which includes Solar for All and National Clean Investment Fund.

Moderator:

- Greg Zegas, Managing Director of Investments, Nevada Clean Energy Fund

Panelists:

- Les Lazareck, Building Performance Specialist, Home Energy Connection LLC
- Eric Novak, President, Praxis Consulting Group, LLC
- Natalie Prochaska, Director of Planning & Research, Nevada HAND
- Rick Van Diepen, Principal, GRN Vision Sustainability Consultants

WANT TO JOIN OUR CREW?

Scan to become a member of the Nevada Housing Coalition today.





DAY 1 SCHEDULE: WEDNESDAY, OCTOBER 16

Nugget Casino Resort | Nugget I

3:30PM - 5:00PM



BREAKOUT SESSION 2

2B (Site: Cascade 4/5) - Housing = Health, Well-Being and Hope

Stable, healthy, affordable housing is a cornerstone of community well-being, profoundly influencing both physical and mental health. This panel will explore the link between housing and health, highlighting how affordable housing not only provides shelter but also promotes holistic well-being, reduces healthcare costs, and fosters hope within communities across Nevada.

Moderator:

- Eileen Bidwell, Board Member, Reno Initiative for Shelter & Equality

Panelists:

- Shawna Alto, Founder & President, LivingWell NV
- Julia Cross, Director, Hope Springs
- Tanya Jolley, Supervisory Social Worker, Department of Veterans Affairs
- Kyle Lowe Noblitt, National SDOH Strategy - Housing, CareSource
- Brooke Page, Director - Southwest, CSH

2C (Site: Redwood 6) - Safeguarding Existing Stock: Preservation Tactics

A panel discussion with development and finance experts on the challenges and opportunities of preserving existing affordable housing in Nevada. This session will cover innovative approaches to rehabilitating affordable housing to renew developments and ensure they continue to provide modern, affordable homes to Nevadans in need. Topics will include financial considerations such as rental assistance and advantages inherent to the 4/9% LIHTC program as well as requirements specific to rehabilitation projects such as relocation, valuations, and capital needs assessments.

Moderator:

- Ariel Estrada-Parra, Senior Project Manager, Praxis Consulting Group, LLC

Panelists:

- David Brint, Co-Founder & Principal, Brinshore Development
- Beth Dunning, Director of Community Development, Nevada Rural Housing
- Alok Lathi, Vice President, Richman Affordable Housing Corporation

5:00PM - 6:30PM

Networking Happy Hour



Time to raise the roof! We're breaking ground on a fantastic happy hour in Nugget II. Swing by for a cash bar, light appetizers, and live music.

Tonight's music by:

Miguel Jimenez-Cruz, Drums | Dylan Coleman, Bass | Jordan Taylor, Guitar



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KEYNOTE



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DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget |

7:00AM - 8:00AM

Breakfast Buffet: Dig into a hot breakfast before we get to work.

8:00AM - 8:30AM

Welcome to Day 2 of the 2024 Nevada Housing Conference



EMCEE: Katie Coleman
Director of Communications
Nevada Rural Housing



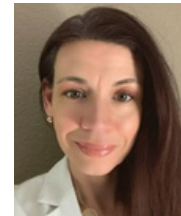
Madeline Burak
Legislative Director
Office of Governor Joe Lombardo



Mark Amodei
United States Congressman for Nevada



Adrienne Babbitt
Nevada Field Office Director
HUD



Ashley Jonkey
Director of Government Relations, NV
Elevance Health (Anthem BCBS)

8:30AM - 9:15AM

Keynote Introduction: Denette Suddeth, Regional President & Head of Commercial Banking, PNC Bank in Nevada



Keynote Speaker
Dr. Tiffany Manuel (DrT)
President & CEO of TheCaseMade

Sponsored by:



DrT is the President and CEO of TheCaseMade, a leading organization dedicated to helping leaders powerfully and intentionally make the case for systems change. She works with hundreds of passionate social changemakers, innovators, and adaptive leaders around the country who are building better, stronger communities.

DrT is a dynamic speaker and author who has appeared in news media, journals, and some of the largest international conferences. She is also trained as a social scientist in quantitative and qualitative methods. In previous roles with Enterprise Community Partners and FrameWorks, she helped portray important issues like housing, homelessness, and health care in a new way, leveraging data and evidence to make the case for innovative solutions.



DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget |

9:15AM - 9:30AM

Break: Take a walk. Hydrate. Try to uncover those remaining raffle tickets!

9:30AM - 10:45AM

BREAKOUT SESSION 3

3A (Site: Cascade 3) - Innovation, Sustainability & Non-Traditional Affordable Housing

As the housing crisis intensifies, innovative solutions are essential to meet the demand for affordable homes. This panel will explore cutting-edge approaches to affordable housing that challenge the traditional Low-Income Housing Tax Credit (LIHTC) model, showcasing real-world examples of how alternative design, financing, and building methods can reshape the future of housing development. This session will also discuss the challenges and opportunities in reimagining affordable housing from design through execution, emphasizing how these innovative approaches can be adapted to meet local and state housing needs.

Moderator:

- Michael Baumbach, Home Consultant, Clayton Homes

Panelists:

- William Hoff, Founder & President, Geopolymer International
- Aaron Neubert, Founder & Principal Architect, Aaron Neubert Architects, Inc.
- Rick Van Diepen, Principal, GRN Vision Sustainability Consultants

3B (Site: Cascade 4/5) - Digging Into Nevada's Supportive Housing Opportunities & Community Roundtable

This interactive roundtable will highlight various efforts currently happening related to supportive housing statewide as well as discuss strategies for sustainable solutions for supportive housing. Attendees, including those with lived experience of homelessness, developers, service providers, property managers, and community stakeholders will discuss goals, provide feedback, and suggest collective efforts to create more opportunities for this severely underdeveloped housing type.

Facilitators:

- Juawana Grant, Deputy Director of Housing Programs, Nevada Housing Division
- Brooke Page, Director - Southwest, CSH
- Catrina Peters, Homeless Services Coordinator, Washoe County
- Dagny Stapleton, Community Housing Administrator, Clark County Community Housing Office





DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget I

9:30AM - 10:45AM

BREAKOUT SESSION 3

3C (Site: Redwood 6) - Build-To-Rent (BTR) & LIHTC

Build-to-Rent (BTR), sometimes referred to as 'single-family rental' or 'horizontal apartments,' was first introduced in the Phoenix valley over 10 years ago and has taken the conventional multifamily market by storm as the newest multifamily product type. These developments bring the benefits of a single-family home "feel" and tap into the cost efficiencies found in single-family construction, while removing the typical barriers of large downpayments and on-going maintenance that burden residents of traditional single-family homes. This panel will bring experts from the design, development, and financing of BTR housing to discuss every aspect of this new product type and why it should become the newest type of affordable housing development in Nevada!

Moderator:

- Ben Taylor, Vice President & Project Partner, Lincoln Avenue Communities

Panelists:

- Joe Cable, Principal & Branch Manager, Bowman Engineering
- Mike Hemmens, Managing Director, Citi Community Capital
- Darrick Metz, Senior Vice President - Originations, WNC
- Doug Van Lerberghe, Principal & Director of Strategic Ventures, KEPHART

10:45AM - 11:00AM

Break: Top off that coffee and don't forget to say hello to our exhibitors.

11:00AM - 12:30PM

BREAKOUT SESSION 4

4A (Site: Cascade 3) - Planning for Transit-Oriented Development

Focusing on key projects in Southern Nevada and incorporating insights into the future of Transit-Oriented Development (TOD) in Northern Nevada, this panel will identify opportunities for expanding innovative housing and transit solutions in urban areas. This session will also discuss the successes and challenges encountered, offering valuable lessons on navigating the complexities of planning, land use, and infrastructure.

Moderator:

- Michelle Larime, Principal Planner, Regional Transportation Commission of Southern Nevada

Panelists:

- Michael Howe, Planning Project Manager, City of Las Vegas - Department of Community Development
- Anthony Jukes, Senior Planner, City of Henderson
- Sienna Reid, Planning Manager, City of Sparks



DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget |

11:00AM - 12:30PM



BREAKOUT SESSION 4

4B (Site: Cascade 4/5) - Partnerships for Advancing Rural Housing Development

In this session, we'll "Dig In" to the unique challenges and opportunities of rural housing development through strategic partnerships. Attendees will explore different strategies for rural housing development and the varied roles rural community leaders can take when seeking to increase housing. The session will highlight successful case studies and actionable strategies for building strong partnerships to bring sustainable housing solutions to underserved rural communities.

Panelists:

- Eileen Piekarz, Development & Technical Assistance Specialist, Rural Community Assistance Corporation
- Richard Braithwaite, City Manager, City of Carlin

4C (Site: Redwood 6) - Underwriting the Deal

With high construction costs and rising interest rates, developing affordable housing has become increasingly difficult. This session covers the various underwriting methods utilized by various capital stack partners. Attendees will learn how different contributors to the capital stack (perm lenders, construction lenders, and equity partners) approach underwriting to assist developers in structuring their deal most efficiently.

Moderator:

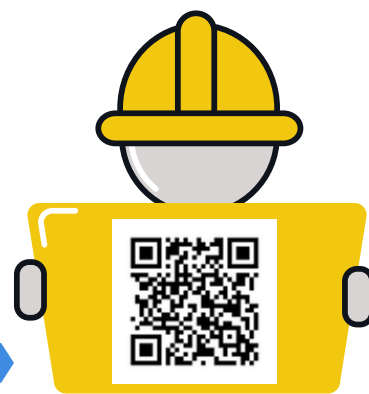
- Nicholas Berger, Chief Lending Officer, Rocky Mountain Community Reinvestment Corporation

Panelists:

- Todd Fabian, Vice President & Regional Manager, National Equity Fund, Inc.
- Amy Mandell, Relationships Manager, Wells Fargo
- Natasha Pfeiffer, Loan Officer, Rocky Mountain Community Reinvestment Corporation

HELP US LAY THE FOUNDATION FOR NEXT YEAR

Scan to become an early sponsor of the 2025 Nevada Housing Conference. Those who commit at this event will receive 1 additional complimentary conference pass and logo recognition.





DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget |

12:30PM - 2:00PM

Plated Lunch - Thank You to Our Foodie Sponsors



Plenary Opening Remarks:



Craig Rosen
Community Outreach Manager
NV Energy



Closing Plenary - Building the Future: Integrating Innovation, Equity, and Sustainability into Nevada's Housing Landscape

This session will discuss how we can dig deeper into key challenges like the preservation of affordable housing, innovative financing models, energy-efficient housing solutions, and creating equitable communities that ensure access for all Nevadans. With perspectives from local and state government, clean energy, and financial institutions, this discussion will highlight how collaboration across sectors is key to achieving long-term housing affordability and sustainability in Nevada.



Moderator: Maurice Page
Executive Director
Nevada Housing Coalition



Taylor Adams
President & CEO
EDAWN



Steve Aichroth
Administrator
Nevada Housing Division



Zach Conine
Nevada State Treasurer



Jeremy Empol
Senior Vice President of Public
Affairs & Industry Outreach
Federal Home Loan Bank of
San Francisco



Kirsten Stasio
CEO
Nevada Clean Energy Fund



CELEBRATING OUR MEMBERS

Our Members are the foundation upon which our Coalition stands. We would like to recognize our top supporters and say **thank you** to our 300+ members representing 200 organizations across the housing spectrum. With their support and collaboration, we are working together to build a Nevada where all residents have access to an affordable place to call home.

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*United States Congressman
for Nevada*



Madeline Burak
*Legislative Director
Office of Governor Joe
Lombardo*



Zach Conine
Nevada State Treasurer



Alexis Hill
*Washoe County
Commissioner*



Ed Lawson
Mayor of Sparks



Dr. Tiffany Manuel (DrT)
*President & CEO
TheCaseMade*



Carol Wayman
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THANK YOU TO OUR SPEAKERS



Taylor Adams
President & CEO
EDAWN



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Claudia Aiken
Director of New Research Partnerships
NYU Furman Center & Housing Solutions Lab



Shawna Aito, LMSW, MBA
Founder & President
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United States Department of Housing & Urban Development



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Eileen Bidwell, M.Ed.
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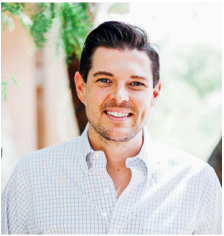
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Katie Coleman
Director of Communications
Nevada Rural Housing



Julia Cross, LPN
Director
Hope Springs



Miles Dickson
CEO & Founder
Nevada GrantLab



Beth Dunning
Director of Community Development
Nevada Rural Housing



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Senior Vice President of Public Affairs & Industry Outreach
Federal Home Loan Bank of San Francisco



Ariel Estrada-Parra
Senior Project Manager
Praxis Consulting Group LLC



Todd Fabian
Vice President, Regional Manager
National Equity Fund, Inc.



Roy Faerber
Senior Vice President, Equity Production
Boston Financial



Chris Golden
MTW Office
United States Department of Housing & Urban Development



Juawana Grant
Deputy Director of Housing Programs
Nevada Housing Division



Mike Hemmens
Managing Director
Citi Community Capital



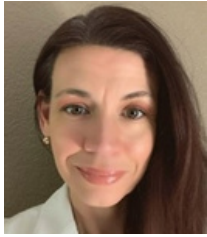
William Hoff
Founder & President
Geopolymer International



Michael Howe, AICP, LEED-GA
Planning Project Manager
City of Las Vegas, Department of Community Development



Tanya Jolley, LCSW, ACM-SW
Supervisory Social Worker
Department of Veterans Affairs



Ashley Jonkey
*Director of Government Relations, NV
 Elevance Health (Anthem BCBS)*



Anthony Jukes
*Senior Planner
 City of Henderson*




Wade Kraenzle
*Manager, Real Estate Services Group
 RubinBrown LLP*



Amanda Lakin
*Director of Communications &
 Marketing
 Nevada Housing Coalition*



Michelle Larime
*Principal Planner
 Regional Transportation Commission
 of Southern Nevada*



Would you like to participate as a speaker at next year's conference? Do you have an idea for a panel topic?

Get in touch with **Amanda Lakin:**
amanda.lakin@nvhousingcoalition.org



Alok Lathi
*Vice President
 Richman Affordable Housing
 Corporation*



Les Lazareck
*Building Performance Specialist
 Home Energy Connection LLC*



Meredith Levine
*Director of Economic & Fiscal
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 Guinn Center*



Dr. Hilary Lopez
*Executive Director
 Housing Authority of the City of Reno*



Kyle Lowe Noblitt, M.S.
*National SDOH Strategy - Housing
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Amy Mandell
*Relationship Manager
 Wells Fargo*



Darrick Metz
*Senior Vice President - Originations
 WCN*



Lorri Murphy
*Chair
 Board of Directors, Nevada Housing
 Coalition*



Aaron Neubert, FAIA
Founder & Principal Architect
 Aaron Neubert Architects, Inc.



Eric Novak
President
 Praxis Consulting Group LLC



Brooke Page
Director, Southwest
 CSH



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 Nevada Housing Coalition



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 Rocky Mountain Community
 Reinvestment Corporation



Eileen Piekarz
*Development & Technical
 Assistance Specialist*
 Rural Community Assistance
 Corporation



Natalie Prochaska, Ph.D.
Director of Planning & Research
 Nevada HAND



Maureen Reichert, CPA, CGMA
Partner
 RubinBrown LLP



Sienna Reid
Planning Manager
 City of Sparks



Craig Rosen
Community Outreach Manager
 NV Energy



Kirsten Stasio
CEO
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Denette Suddeth
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 PNC Bank, Nevada



Ben Taylor
Vice President & Project Partner
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Rick Van Diepen, AIA, LEED AP
BD+C
Principal
 GRN Vision Sustainability Consultants



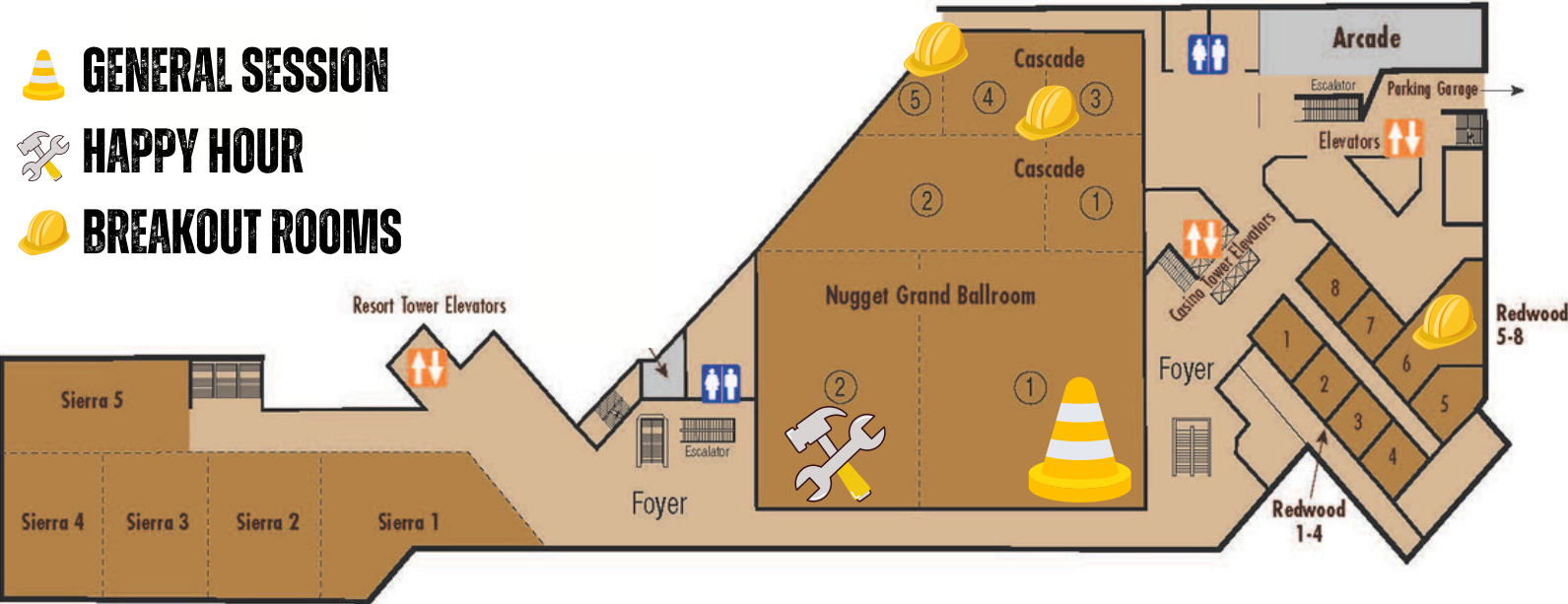
Doug Van Lerberghe
Principal & Director of Strategic
 Ventures
 KEPHART



Greg Zegas
Managing Director of Investments
 Nevada Clean Energy Fund

Venue Map

- GENERAL SESSION**
- HAPPY HOUR**
- BREAKOUT ROOMS**



A SPECIAL THANK YOU TO THOSE WHO MADE THIS EVENT POSSIBLE

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Shelby DeBraga Donna Greenhut Kevin Hickey Christopher Mora



To promote the development and preservation of affordable housing for all Nevadans through collaboration, education, and advocacy.

nvhousingcoalition.org