



# 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  
Gunn 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 I

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 Goldilocks of Housing (they can't afford too much, can't afford too little ... they need affordability to be juuuust 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



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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?**

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# 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



# DAY 2 SCHEDULE: THURSDAY, OCTOBER 17

Nugget Casino Resort | Nugget I

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





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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





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## 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.





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



**Kirsten Stasio**  
CEO  
Nevada Clean Energy Fund