

**A Home for Everyone 2019  
Housing: A Building Block for Equity and Opportunity  
CONFERENCE SCHEDULE**

Wednesday, July 17th

**Opening Plenary 9:00 - 10:30 am**

**Welcome: City of Eau Claire Council President Terry Weld**

**Plenary: Kirsten Delebard, Ph.D. and Project Director, Geography, Environment and Society Department, University of Minnesota**

*Dr. Delebard will describe the Mapping Prejudice Project, which demonstrates how structural, racial restrictions in northern cities served as powerful obstacles for people of color seeking safe and affordable housing and access to community resources.*

**Workshop Session 1: 10:45 am - 12 pm**

Workshop/Speakers/Location	Description of Workshop
<b>Opportunity Zones and Affordable Housing: Challenges and Opportunities</b>	<p>More than 8,700 opportunity zones (OZ) exist across every state and territory in the United States, and NCSHA has identified 115 Opportunity Funds established as of April with an average fund size of \$225 million, 48 of which list affordable housing as an investment focus. The OZ program does not have a requirement to build affordable housing, and there are only a few restrictions as to what a developer cannot build in the zones.</p> <p>HUD Secretary Ben Carson said the agency will give preference to developers and investors who build affordable housing in OZs. In addition, according to HUD, roughly 380,000 public housing units are located within OZ, plus another 340,000 units that receive Section 8 rental payments. Property sales prices in OZs have already appreciated at a rate of more than 20%, double the appreciation rates for eligible, but not selected areas. Come hear how affordable housing advocates can ensure that OZ investments help expand the support of quality affordable housing and improve the most distressed areas, while minimizing displacement of existing residents.</p>
Farshad Maltes, WHEDA; Don Bernards, Baker Tilly; Ashlee Barker, Cinnaire	
Wilson A	
<b>Protecting Rental Assistance in Wisconsin: A Strategy Session</b>	<p>When rent assistance participants cannot find a unit to rent, frequently it is due to the shortage of housing providers willing to work with their local rent assistance program. This working strategy and brainstorming discussion will explore a variety of strategies to protect rent assistance in Wisconsin.</p>
Brendan Saunders, Community Development & Fair Housing Specialist, City of Racine; Kori Schneider Peragine, Sr. Administrator, Inclusive Communities Program, Metropolitan Fair Housing Council	
Wilson F	
<b>Development of Single Family Housing--Can it be Done?</b>	<p>During this session, we will explore options to rehab single family housing in distressed neighborhoods and how can we continue to engage in these neighborhood revitalization efforts in the strong housing market. We will also learn about advocacy at the federal level to help promote single family activities.</p>
Dawn Stockmo, NCST; Chris Laurent, Cinnaire Solutions; Shannon Boone, Layton Boulevard	
Wilson C	
<b>Integrating Supportive Housing in LIHTC Developments</b>	<p>Your development team elected to take points in the LIHTC application for Integrated Supportive Housing. What does this mean for those in property management and compliance? Learn about the baseline requirements from WHEDA and discuss effective practices with your peers.</p>
Missy Holcomb and Jillian Wielgat, WHEDA; Megan Schuetz, Movin' Out, Inc.; Ryan Dierks, ACC Management	
Wilson D-E	

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**Lunch Plenary 12:15 - 1:30 pm  
Presentation of Fair Housing Memorial Award  
Presentation of the Chuck Hill Sr. Award**

**Plenary: Diane Yentel, President, National Low Income Housing Coalition**

*Ms. Yentel oversees the data collection and advocacy efforts of the National Low Income Housing Coalition and is a strong defender of housing programs that serve the lowest income households in our midst. We will hear the latest information on budget and regulatory initiatives related to affordable housing and discuss how we can better advocate for our clients at the federal level.*

**Workshop Session 2: 2:00-3:15 pm**

Workshop/Speakers/Location	Description of Workshop
<b>Violence Against Women Act: Impact on Property Management</b>	Over the past 25 year the Violence Against Women’s act has undoubtedly made a positive impact on the Nation’s overall attitude towards domestic violence, while bringing much needs protections to those impacted. The Violence Against Women’s Act has also forced property owners and management companies to change the way they do business.
Caitlin Taylor, Equal Opportunity Specialist, HUD, Milwaukee Office; Bob Henderson, Attorney, Legal Action of Wisconsin, La Crosse	
Wilson A	
<b>LIHTC 101</b>	The Low Income Housing Tax Credit program is the main affordable rental housing production tool in the nation. This session presents a basic overview of the federal low-income housing tax credit (LIHTC) program. We will also address the new Wisconsin State 4% Housing Credit paired with the federal LIHTC to improve feasibility. We will walk through an example credit calculation; describe the 4% vs the 9% Credit, and the motivations, incentives and pitfalls for developers, cities, investors, lenders and communities.
Kaitlin Scopoline, Baker Tilly; Stephen C. Elliott, Reinhart Boerner Van Deuren	
Wilson F	
<b>Lived Experience Panel</b>	This workshop will include a panel of individuals who have lived experience of homelessness. These consumers will comment on what works, what is missing, and how we can improve.
Renee Greenland and others	
Wilson C	
<b>Advocacy for Affordable Housing</b>	We need to be advocating at the federal, state and local levels to put policies in place that increase support for affordable housing, protect tenants, improve services for low income households, and much more. What are effective ways to advocate for change? Come and learn from some experts!
Brad Paul, WISCAP; Gary Goyke; Joe Lindstrom, NLIHC	
Wilson D-E	

**Workshop Session3: 3:30 - 4:45 pm**

Workshop/Speakers/Location	Description of Workshop
<b>Implicit Bias</b>	Progress against racism comes slowly. We need people who understand it, can address it and challenge it. We will end it when more people understand the importance of taking action to intervene and change racialized outcomes impacting people of color in work, personal and structural settings.
Martha Barry, Racial Justice Director, YWCA, Greater Milwaukee Wilson A	
<b>Housing First Basics &amp; Best Practices for Development</b>	Housing First aims to address chronic homelessness by providing rapid access to permanent housing, without a pre-condition of treatment, along with ongoing supportive services. Join this workshop to learn the “nuts and bolts” of Housing First, as well as best practices learned from real-world experiences with Housing First developments throughout Wisconsin.
Emily Kenney, IMPACT/WI Housing First Coalition; Linette Rhodes, City of Madison; Corin Tubridy, Westcap	
Wilson F	
<b>Youth Emerging From Foster Care</b>	Young people aging out of foster care face numerous challenges as they move ahead with their lives. This session will focus on one of those challenges – finding an affordable place to call home, and explore some of the housing solutions in our area that are available for these young people. This was a great panel at our 2018 conference, so we have brought it back and added an additional panelist for 2019.
Becky Kanitz, Pathfinders; Jess Pierce, Simpson Housing Services; Amy Stetzel, Corporation for Supportive Housing	
Wilson C	
<b>What's Up Eau Claire?</b>	Come and learn about the regional housing study that is underway--and hear about ideas and changes in Eau Claire related to affordable housing.
Joshua Clements, City Planner, City of Altoona; Scott Allen, Economic Development Director, City of Eau Claire; Ned Noel, City Planner, City of Eau Claire; Keith Johnathan, Housing Director, City of Eau Claire	
Wilson D-E	

**Evening Networking Reception: 5 - 7 pm (Located in the Dive Bar - on the second floor of the main hotel)**

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**Breakfast Plenary 8:30 - 9:30 am**

**Kate Konkle, Associated Researcher: UW Population Health Institute**

**Housing as the Foundation for Health**

*Where we live matters to our health. The 2019 County Health Rankings took a closer look at how a secure, affordable home is a critical foundation for good health. We'll explore the connection between housing and health through data, highlight evidence informed strategies to create and preserve stable and affordable homes, and share stories of communities implementing a comprehensive housing strategy as part of creating a healthier, more vibrant community for all.*

**Workshop Session 4: 9:45 - 11:00 am**

Workshop/Speakers/Location	Description of Workshop
<p><b>Violence Against Women Act: Impact on Homeless Services</b></p> <p>Adrienne Roach, End Abuse WI</p> <p>Wilson A</p>	<p>Adrienne Roach, the Policy and Research Program Director for End Domestic Abuse Wisconsin, the Wisconsin Coalition Against Domestic Violence, will present an overview of the Violence Against Women Act (VAWA), some of VAWA's Housing-related provisions, and lead an interactive exercise to help conference participants understand VAWA's confidentiality rules. She will also provide a brief update on the recent VAWA reauthorization debate in Congress.</p>
<p><b>Workforce Housing</b></p> <p>Kurt Paulsen, Urban and Regional Planning, UW Madison, Dave Armstrong, Executive Director, Barron County Econ Dev. Corp, Joel Oliver, Vice President of Development, Green Street Development</p> <p>Wilson F</p>	<ol style="list-style-type: none"> <li>1. Hear about the underlying data on the Eau Claire area workforce and area housing affordability resulting in a "housing gap".</li> <li>2. Learn About a six-county collaborative effort to bring workforce housing to multiple small towns with one large tax credit project.</li> <li>3. Case Study in Non-LIHTC Workforce Housing Financing</li> </ol>
<p><b>Naturally Occuring Affordable Housing</b></p> <p>John Errigo, Greater Minnesota Housing Fund, Noel Halvorsen, NeighborWorks Green Bay, Andy Hughes, CommonBond Communities</p> <p>Wilson C</p>	<p>Housing that offers affordable rents without public subsidy dollars is often referred to as Naturally Occurring Affordable Housing (NOAH). This panel will feature two non-profit housing providers that have incorporated NOAH into their portfolios and a Community Development Financial Institution (CDFI) that has created a fund in MN to help facilitate preservation of these affordable units.</p>
<p><b>Federal Housing Policy and the Political Campaign</b></p> <p>Joe Lindstrom, NLIHC</p> <p>Private Dining Room - main hotel restaurant</p>	<p>This session will cover the current state of federal housing policy, including the current conversations about the budget. It will also cover housing policy proposals of presidential candidates and how we can work with our clients to vote to support housing policy that ensure affordable housing is available.</p>
<p><b>WHEDA Financing Tools</b></p> <p>Farshad Maltes, Fausto Rivera, WHEDA</p> <p>Wilson D-E</p>	<p>A panel of WHEDA staff will discuss various resources to help finance your affordable housing and economic development projects. Examples include housing tax credits, bond financing, soft funding sources, capital magnet funds, housing trust funds, new market tax credits, guarantees and participation.</p>

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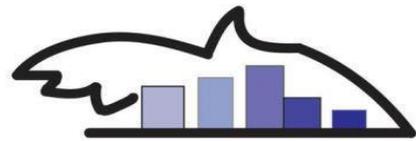
Workshop Session 5: 11:15 am - 12:30 pm

Workshop/Speakers/Location	Description of Workshop
<p><b>New Administration: New Housing Policy?</b></p> <p>Mike Basford, Interagency Council on Homelessness; David Pawlisch, DEHCR/DOA; Joaquin Altoro, WHEDA</p> <p>Wilson A</p>	<p>Come to this session to learn about how the current staff from the state and WHEDA are thinking about housing and homeless policy at the state level. There are new players with new ideas.</p>
<p><b>Diversion Strategies and Programming</b></p> <p>Tara Prah and Luanne Witthuhn, Pillars</p> <p>Wilson F</p>	
<p><b>Developing Small Rental Projects: Strategy Session</b></p> <p>Noel Halvorsen, Neighborworks, Green Bay; Kathy Kamp, WPHD</p> <p>Wilson C</p>	<p>LIHTC are available to develop larger housing developments—but what about all the four and eight unit buildings that can be important in addressing affordable housing needs? We will present some things that have been done in the state and engage in a conversation to discuss other models to be used in urban neighborhoods, smaller communities and rural areas.</p>
<p><b>Healthy Communities</b></p> <p>Victoria Faust and Kate Konkle, University of Wisconsin; Elizabeth Giese, Eau Claire County Health Department</p> <p>Wilson D-E</p>	

Closing Plenary 12:45 - 2 pm  
 Joaquin Altoro, Executive Director, WHEDA

Plenary: Dr. Kurt Paulsen, UW Madison  
*Falling Behind: Addressing Wisconsin's Workforce Housing Shortage*

Prof. Paulsen has recently released a report on Wisconsin's workforce housing shortage, outlining the causes and consequences of this shortage. His report outlines a number of zoning, planning, and financing policies and tools that Wisconsin can use to address the workforce housing shortage.



Housing Ministries of American Baptists in Wisconsin



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