



# **NEW ENGLAND HOUSING NETWORK ANNUAL CONFERENCE**

**Moving Forward in an Era of Cutting Back:  
Struggling to Meet Housing Needs in New England**

**Friday, December 6, 2013  
8:30 a.m. - 3:30 p.m.  
Sheraton Framingham Hotel  
Framingham, MA**

**Lead Agencies:**

CT Connecticut Housing Coalition  
MA Citizens' Housing and Planning Association  
ME Maine Affordable Housing Coalition  
NH Housing Action New Hampshire  
RI Housing Action Coalition of Rhode Island  
VT Vermont Affordable Housing Coalition

## CONFERENCE AT A GLANCE

8:30 a.m.

### Registration and Continental Breakfast

9:00 a.m. - 11:00 a.m.

#### Welcome & Plenary Sessions:

Overview from HUD

Battling Against the Cut Backs

Perspectives from the National Housing Advocacy Groups

11:15 a.m. - 12:30 p.m.

### Concurrent Workshops

12:30 p.m. - 1:00 p.m.

### Open Format Conversations

1:00 p.m.     **Lunch**

1:30 p.m.

#### Luncheon Plenary:

Housing Finance in the 21st Century -  
A Conversation with HFA Directors

2:30 p.m. - 3:30 p.m.

### Concurrent Workshops

## ABOUT THE CONFERENCE

The affordable housing and community development sectors are starting to make changes to programs due to budget sequester cuts, and there are more dramatic reductions on the way. What are the impacts on current services, and what can we expect in the future? Is there hope that the budget situation will be stabilized? How will we be able to provide housing and support services to people in desperate need as our usual funding sources continue to diminish? Are there more creative ways to use the funding we still have, and can we share ideas across our New England region?

Join housing advocates, developers, housing authorities, government officials, tenants, lenders, service providers, attorneys, and many others involved in the creation, management, and preservation of affordable housing from all six New England states for a one-day conference dealing with issues critical to our region. Conference participants will learn the latest information from national and local experts, share information on affordable housing and community development initiatives in each of our states, and learn how the current economic crisis will impact our efforts.

Our day will include plenary sessions featuring national advocacy organizations and the housing finance agency directors from all six states; a choice of two specialized workshops; and an opportunity to engage in a “structured networking” session with people working in similar positions from other states.

### *About The New England Housing Network:*

The New England Housing Network is a coalition of affordable housing and community development organizations from the six New England states. The Network works on joint activities to preserve and expand the supply of affordable housing in New England.



8:30 a.m.:

**Registration and Continental Breakfast**

9:00 a.m.:

**Welcome**

*Joe Flatley*, President and CEO, Massachusetts Housing Investment Corporation, and President, Citizens' Housing and Planning Association

9:10 a.m.:

**Overview from HUD**

*Barbara Fields*, Regional Administrator, Region 1 - New England, U.S. Department of Housing and Urban Development

Introduction: *Betsy Crum*, Executive Director, Connecticut Housing Coalition

9:20 a.m.:

**Battling Against the Cut Backs**

**Speaker:** *Deborah Weinstein*, Executive Director, Coalition on Human Needs

Introduction: *Cindy Rowe*, Director, New England Housing Network

The attacks on the housing and community development budget are only a part of the overall fight in Congress to slash domestic discretionary spending. We have already seen the damaging impacts of the sequester and the brinkmanship around a government shut down. How do our concerns about housing fit into broader concerns about the role of government funding, and what must we do to ensure that we have the resources needed to meet the needs of low and moderate-income people in our country?

9:45 a.m.:

**Plenary Session: Perspectives from the National Housing Advocacy Groups**

Our "eyes and ears" in Washington – leaders from the major housing and community development advocacy organizations - will be joining us to discuss their thoughts on the federal budget, sequestration, and if there is any hope for passing meaningful legislation. What are the major issues pending in DC, and what can we do to gain traction on some of these despite the political situation? Come hear what you can do in your states to help get us moving towards some positive solutions.

**Moderator:** *Brenda Clement*, Executive Director, Citizens' Housing and Planning Association

**Speakers:**

*Joe Belden*, Deputy Executive Director, Housing Assistance Council

*Barbara Burnham*, Vice President for Federal Policy, Local Initiatives Support Corporation (LISC)

*Sheila Crowley*, President and CEO, National Low Income Housing Coalition

*Chris Estes*, President and CEO, National Housing Conference

*Andrew Jakobovics*, Senior Director, Policy Development and Research, Enterprise Community Partners, Inc.

*Barbara Sard*, Vice President for Housing Policy, Center on Budget and Policy Priorities

11:00 a.m.:

**Break**



### **1) Section 8 in the Era of Sequestration and Congressional Gridlock**

Section 8 Rental Assistance is the nation's largest low-income housing program, and one of its most successful. Over 260,000 New England households receive some form of Rental Assistance. What have been the impacts of the last several years of underfunding and the most recent sequestration cuts? How can we continue serving our lowest income seniors, people with disabilities and families with children? What is the future of the program that makes up 80% of the HUD budget? Our experts will discuss the current state of Section 8 and what lies ahead.

**Moderator:** *Erhard Mahnke*, Coordinator, Vermont Affordable Housing Coalition

**Speakers:**

*Gail Neibaur*, Assistant Executive Director, Malden Housing Authority, and Member, Section 8 Administrators Association

*Barbara Sard*, Vice President for Housing Policy, Center on Budget and Policy Priorities

### **2) Tax Reform, Housing Finance Reform and the Future of Housing Opportunity**

As Congress considers significant reforms of both the nation's tax code and housing finance system, major questions, implications and opportunities are presented to the housing community: How might the tax code be revised to improve rental and homeownership opportunities for low and moderate income Americans? What are the risks to the Low Income Housing Tax Credit Program? How likely is Congressional action and how can New England's housing practitioners and advocates best engage in the process? Come hear details from a panel of experts who are actively involved in efforts to address these questions and more.

**Moderator:** *Greg Payne*, Coordinator, Maine Affordable Housing Coalition

**Speakers:**

*David Abromowitz*, Senior Fellow, Center for American Progress and Director and Co-Chair, Real Estate Group, Goulston & Storrs

*Sheila Crowley*, President and CEO, National Low Income Housing Coalition

*Robert Rozen*, Principal, Washington Council Ernst & Young LLP

### **3) Innovations in Rural Housing**

This roundtable discussion will highlight some of the interesting and exciting things happening in housing in rural New England. Whether it's helping to provide residents with fresh food through linkages with local farmers or access to community gardens, using technology to bring services, exercise classes and information to rural seniors, creation of super energy efficient dwellings, remote monitoring of energy usage in scattered site properties, or meeting rural housing needs by focusing on creating accessory apartments, creative rural practitioners are meeting a variety of needs and taking advantage of what rural communities have to offer. Come listen to what others are doing and be prepared to share your ideas and innovations in this interactive session.

**Moderator:** *Laura Buxbaum*, Director, Housing Resource and Policy Development, CEI

**Speakers:**

*Suzanne Anarde*, Program Vice-President, Rural LISC

*Joe Belden*, Deputy Executive Director, Housing Assistance Council

### **4) Green and Healthy Housing**

The Affordable Care Act provides a great economic incentive to make sure that people have healthy homes so that they don't get sick, and if they are, that they don't have to be re-admitted to a health care facility once they return home. Join national and local experts to learn about initiatives that connect housing with environmental and health care concerns, and about potential opportunities for partnership and innovation.

**Moderator:** *Lisa Sloane*, Senior Associate, Technical Assistance Collaborative

**Speakers:**

*Richard Cho*, Policy Director, U.S. Interagency Council on Homelessness

*Mark Kravatz*, Outcome Broker, Green & Healthy Homes Initiative, Rhode Island

*Ellen Tohn*, Principal, Tohn Environmental Strategies



## 5) Supporting Our Work: Funders and Housing and Homelessness Organizations Working Together

Funders Together to End Homelessness is the only national network for grantmakers working to end homelessness. Originally created in 2004 as the Partnership to End Long-Term Homelessness, Funders Together was re-launched as an independent 501(c)(3) organization in 2010. The Home Funders Collaborative pools private dollars to make low-interest loans and grants to build very affordable housing using experienced housing finance intermediaries. Come to this workshop to hear more about how Funders Together and the Home Funders Collaborative can impact your work, and how funders and advocates are increasingly collaborating to address homelessness and housing interests.

**Moderator:** *Soni Gupta*, Executive Director, Home Funders Collaborative

### Speakers:

*Janice Elliott*, Executive Director, Melville Charitable Trust

*Anne Miskey*, Executive Director, Funders Together to End Homelessness

12:15 p.m.: **Break**

12:30 p.m.:

### Open Format Conversations

People from throughout New England share many similar challenges when trying to create, preserve, and maintain affordable housing. During this “open format” time, meet briefly with people in similar positions and learn about their successes and what obstacles they are facing. Take this moment of “structured” networking with your colleagues to meet one another and make contacts that could be useful in thinking about housing in New England. Pick the group below that most closely aligns with your interests.

### Housing Counseling

**Facilitator:** *Karin Nigol*, Assistant Director, Housing Education Resource Center

### Section 8 Providers

**Facilitator:** *Richard Whiting*, Executive Director, Auburn Housing Authority

### Public Housing Providers

**Facilitator:** *Paula Saba*, Chief of Leased Housing Programs, Boston Housing Authority

### For-Profit and Non-Profit Developers and Lenders

**Facilitator:** *Mike LaFontaine*, Director, Community Housing Program, New Hampshire Community Loan Fund

### State Housing Policy Advocates

**Facilitator:** *Paola Fernandez*, Director, Public Policy and Government Relations, United Way of Rhode Island

### Homeless Shelter and Service Providers

**Facilitator:** *Tanja Kubas-Meyer*, Board of Directors, Housing Action Rhode Island

### Supportive and Resident Service Coordinators and Property Managers

**Facilitator:** *Polly Nichol*, Director of Housing Programs, Vermont Housing and Conservation Board



1:00 p.m. **Lunch**

**Luncheon Plenary:**

**Housing Finance in the 21st Century - A Conversation with HFA Directors**

The Directors of New England's Housing Finance Agencies will share their observations on the role of HFA's in the post-recession economy. Come hear how their lending products have evolved, how they view the trade-offs between preservation and housing creation, and how they look at the role of the Low Income Housing Tax Credit Program in creating opportunity for low-income families. This facilitated conversation will explore what HFAs do well, what they might do better, and what lending products are the most relevant in the region. As time allows, the Directors will also explore the ways in which their programs promote other policy priorities such as urban revitalization, transit-oriented and sustainable development, supportive housing, and nonprofit capacity-building

**Moderator:** *Jeanne Pinado*, CEO and Executive Director, Madison Park Development Corporation

*Sarah Carpenter*, Executive Director, VT Housing Finance Agency

*Eric Chatman*, President and Executive Director, CT Housing Finance Authority

*Dean Christon*, Executive Director, New Hampshire Housing Finance Authority

*John Gallagher*, Director, Maine State Housing Authority

*Thomas Gleason*, Executive Director, MassHousing

*Richard Godfrey*, Executive Director, Rhode Island Housing

2:30 p.m.:

**Choice of One Workshop**

**1) Foreclosure, Community Stability, and the Future of Housing Counseling**

While foreclosures are slowing nationwide, New England's neighborhoods and communities continue to suffer the impacts of the housing and economic crisis. This session will provide a current picture of the foreclosure mitigation and housing counseling landscape, including national policy efforts, the funding prognosis, and an innovative neighborhood stabilization model in Boston. It will also include an update on the Attorney General's settlement funds, and a discussion of efforts to organize and advocate for housing counseling.

**Moderator:** *Emmanuel Owusu-Boakye*, Program Manager, Citizens' Housing and Planning Association

**Speakers:**

*Bruce Dorpalen*, Executive Director, National Housing Resource Center

*Barbara Fields*, Regional Administrator, Region 1 - New England, U.S. Department of Housing and Urban Development

*Maureen Flynn*, Coordinator, Coalition for Occupied Homes in Foreclosure

**2) RAD and Public Housing**

Housing Authorities and residents are facing a "new reality" stemming from severe funding shortfalls and an aging infrastructure, with no apparent relief in sight. These conditions have evolved from "episodic" to "chronic" as communities across the nation grapple for solutions that will enable them to sustain these vital programs. Options for survival include obtaining significant administrative and regulatory relief, gaining local flexibility, achieving cost savings and "cost shifting", and finding revenue generating opportunities. This workshop will feature insights into the effect of funding shortfalls on local housing programs, and it will highlight potential solutions including those available through the Rental Assistance Demonstration (RAD) program, Moving to Work (MTW) program and other enterprising approaches.

**Moderator:** *Vincent Tufo*, Executive Director and CEO, Charter Oak Communities

**Speakers:**

*Tom Buonopane*, Director of Finance, The Community Builders

*Jack Cooper*, Executive Director, Massachusetts Union of Public Housing Tenants

*Sheila Crowley*, President and CEO, National Low Income Housing Coalition

*Joshua Meehan*, Executive Director, Keene Housing

### 3) Strategies to End Homelessness: Federal Funding Priorities vs. Reality in New England

The HEARTH Act has brought changes to how we are serving homeless populations. It is not without flaws. And it is driving funding priorities. We will discuss where the needs are and what is working New England states, and compare that to national funding priorities. This workshop will include innovative efforts at ending chronic homelessness, ending homelessness among single adults, families, victims of domestic violence, unaccompanied youth, and subpopulations such as homeless Veterans. Expect an interactive and lively dialogue as we challenge the status quo.

**Moderator:** *Cullen Ryan*, Executive Director, Community Housing of Maine

#### Speakers:

*Laura Archambault*, Supportive Services Manager, Rhode Island Housing

*Peter Hance*, Executive Director, Waterbury Housing Authority

*Thomas Plihcik*, Executive Director, New Lease for Homeless Families

*Robert Pulster*, Regional Coordinator, US Interagency Council on Homelessness

### 4) Messaging

Housing advocates continue to engage in communications about the growing need for housing for low-income families, yet government continues to make major cuts. NIMBYism is alive and well. Affordable housing myths abound. Is it time to refresh housing's messaging? What data points and human stories will resonate with the public and decision makers? Come hear from regional, statewide and national housing advocates who have taken a hard look at how to message housing's cause and join a conversation about how to message housing's future.

**Moderator:** *Elissa Margolin*, Director, Housing Action New Hampshire

#### Speakers:

*Chris Estes*, President and CEO, National Housing Conference

*David Fink*, Policy Director, Partnership for Strong Communities

*Michele Talwani*, Director of Economic Development and Marketing, Families in Transition

*Deborah Weinstein*, Executive Director, Coalition on Human Needs

### 5) The Impact of Koontz: What Will this Supreme Court Decision Mean for Affordable Housing and Community Development?

Earlier this year the US Supreme Court handed down an important decision in *Koontz v. St. Johns River Water Management District*, which might have far-ranging impacts on the permitting process and what can be asked of developers. What does this decision mean to people in the housing industry, and how much will its impact vary from one state to another? Depending on your point of view, this ruling could be seen to "threaten the heartland of local land use regulation" (Justice Kagan's dissent) or it could be viewed as a minor shift in law and practice. Join with two nationally recognized experts in land use law as they help you understand what *Koontz* means.

**Moderator:** *Jennifer Hollar*, Deputy Commissioner, Vermont Department of Housing and Community Development

#### Speakers:

*John Echeverria*, Professor of Law, Vermont Law School

*Dwight Merriam*, Partner, Robinson & Cole LLP

### 6) Innovative Financing

As traditional methods of financing housing and support services diminish, we need to be more creative about how we can meet the needs of low and moderate-income families and individuals. Some options being explored are social impact bonds, bringing together government, private investors and non-profit housing and social services agencies, and the creation of special funds dedicated to innovative ideas to improve the way we deliver housing and services. Come hear about some new approaches being explored in our states.

**Moderator:** *Jim Ryczek*, Executive Director, Rhode Island Coalition for the Homeless

#### Speakers:

*Joe Finn*, President and Executive Director, Massachusetts Housing and Shelter Alliance

*Kathleen McGilvray*, Deputy Director of Investment, Massachusetts Housing Investment Corporation

*Zoe Weinrobe*, Principal Consultant, Recap Advisors

## SHERATON FRAMINGHAM HOTEL

To reserve a hotel room for Thursday, December 5 at a group rate of \$119.00, please call 1-508-879-7200 before November 22, 2013.

### DIRECTIONS TO THE SHERATON FRAMINGHAM HOTEL

1657 WORCESTER ROAD, FRAMINGHAM MA  
(508) 879-7200

#### From the East

Follow the Massachusetts Turnpike (I-90) West to Exit 12.  
Bear left after the toll (turns into Route 9 West towards Framingham).  
Stay in the right lane. The hotel is the first building on the right.

#### From the West

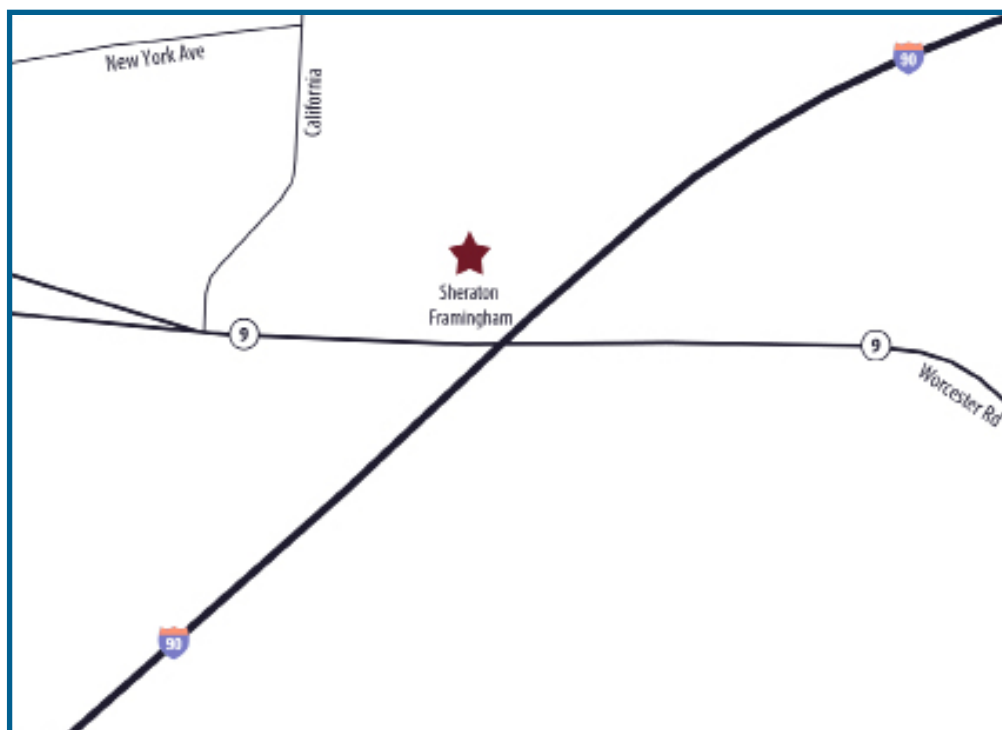
Follow the Massachusetts Turnpike (Interstate 90) East to Exit 12.  
Bear left after the toll (turns into Route 9 West towards Framingham).  
Stay in the right lane. The hotel is the first building on the right.

#### From the South

Take Interstate 95 North to Exit 6B (Interstate 495 North towards Worcester).  
Continue on I-495 North for about 25 miles. Take Exit 22 (Massachusetts Turnpike/Interstate 90 East) towards Boston.  
Follow the Massachusetts Turnpike (I-90) East to Exit 12.  
Bear left after the toll (turns into Route 9 West towards Framingham).  
Stay in the right lane. The hotel is the first building on the right.

#### From the North

Take Interstate 93 South to Exit 37B (Interstate 95 South/Route 128 South towards Waltham).  
Follow I-95/Rte. 128 South to Exit 25 (Interstate 90 West/Massachusetts Turnpike).  
From the Massachusetts Turnpike take Exit 12 and bear left after the toll (turns into Route 9 West towards Framingham).  
Stay in the right lane. The hotel is the first building on the right.





## CONFERENCE REGISTRATION

Registration Deadline: Wednesday, November 27, 2013

Conference fee: \$85.00

We encourage you to register online at:

[www.chapa.org/event/new-england-housing-network-annual-conference-december-6-2013](http://www.chapa.org/event/new-england-housing-network-annual-conference-december-6-2013)

If registering by mail, please photocopy and send a separate registration form for each person attending.

Name:

---

Organization:

---

Address:

---

City: State: Zip:

---

Phone:

---

E-mail:

---

I will attend the following workshops:

Morning: \_\_\_\_\_

Afternoon: \_\_\_\_\_

☐

Enclosed is my conference registration fee of \$85.00.

Please make check(s) payable to: CHAPA, 18 Tremont Street, Suite 401, Boston, MA 02108

Credit cards are also accepted. Type of Credit Card (check one):

\_\_\_\_ MasterCard

\_\_\_\_ Visa

\_\_\_\_ American Express

Credit card number: \_\_\_\_\_

Expiration date: \_\_\_\_\_

For more information, contact CHAPA at:

Tel: 617-742-0820

Fax: 617-742-3953

PLEASE NOTE: No refunds will be granted to anyone who registers, but fails to attend the conference or who cancels after November 27, 2013.