



The 28th Annual Affordable Housing Conference

October 5 & 6, 2021 | Virtual Event



01



Housing Washington 2021





Welcome to this inside look at Housing Washington 2021!

Together with the Washington Low Income Housing Alliance and the Washington State Department of Commerce, we are your hosts for this annual conference focused on affordable housing all across the state of Washington.

We're glad you're here, because we need you. Now, more than ever, we need to come together.

Last year when we made the decision that the conference would be both virtual and free of charge, we thought it would be only for 2020 and then we'd get back to "normal." Well, here we are, at the tail end of 2021, and we're far from our old "normal" Housing Washington conference.

But we've found one major positive to that: Hundreds more people can join us online than could ever have come to the conference when it was in person. This has been a valuable lesson in inclusion.

Because housing touches everyone. Everyone has a part to play in solving housing challenges—and we still have a lot of them, from unaffordability to homelessness to evictions to foreclosures to the

pandemic. All these challenges fall the hardest on Black, indigenous and people of color. We know we can't solve them without tackling systemic racism across the housing industry.

We have a lot of work ahead of us. But we also have a lot going for us:

We have a legislature that is willing to make big investments and big policy shifts to move us forward.

We have an incredibly effective army of advocates. We have an experienced industry of housing developers, both nonprofit and for-profit.

We have lenders and real-estate professionals who have realigned their priorities to closing

"Housing touches everyone and everyone has a part to play in solving housing challenges with ideas, experience, and solutions to share."

— Steve Walker, Executive Director Washington State Housing Finance Commission

racial gaps in homeownership. And we have our state's residents and communities who are vital to solving the problems that affect them.

And we have you, I hope. If you care about housing, we need you at Housing Washington. Wherever you come from and whatever your field, you bring your own ideas, experiences, and solutions to share.

And you'll find inspiration, tools, resources, solidarity, and new connections. Take a look at this guide and our website for a preview of the speakers and sessions.

See you online at the conference—and hopefully throughout the year!



Table of Contents

<u>04</u>	Presenters	03
<u>07</u>	Land Acknowledgment Statement	
<u>08</u>	Keynote Speakers	
<u>12</u>	Sessions Speakers	
<u>15</u>	Sponsors	
<u>19</u>	Platinum Sponsor	
<u>21</u>	Gold Sponsors	
<u>23</u>	A Call to Address Racial Inequity in Affordable Housing	
<u>26</u>	A Word from Heritage Bank	
<u>30</u>	Silver Sponsors	
<u>34</u>	Friends of Housing Awards	
<u>38</u>	Tips for Attending a Virtual Conference	
<u>40</u>	Save the Dates	



Program

Click on the clock icon to review the full conference schedule and plan your do-not-miss sessions.





Conference Presenter



WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Opening doors to a better life

The Washington State Housing Finance Commission is a publicly accountable, self-supporting team that brings private investment dollars to benefit families and achieve public goals throughout Washington. Since 1983, the Commission's financing has created and preserved affordable homes for almost 500,000 people across the state, while generating local jobs and revenue for the economy.





Conference Presenter



Department of Commerce

The Washington State Department of Commerce's mission is to grow and improve jobs in Washington state by championing thriving communities, a prosperous economy, and sustainable infrastructure. We help strengthen communities by bringing together people and resources.





06



In partnership with



WASHINGTON LOW INCOME
Housing Alliance

The mission of the Washington Low Income Housing Alliance is to lead the movement to ensure that all our residents thrive in safe, healthy, affordable homes. We do this through advocacy, education, and organizing. Our vision is that all Washington residents have the opportunity to live in safe, healthy, affordable homes in thriving communities.





We want to acknowledge that we are all, wherever we are today, on the unceded ancestral land of the coast Salish peoples, the traditional home of all tribes and bands within the Duwamish, Suquamish, Tulalip, and Muckleshoot nations.

We cannot work to fulfill our mission if we don't acknowledge and recognize the history of colonization. We encourage everyone to learn about the Indigenous land we reside on.



07



Housing Washington 2021





08



Keynote Speakers



01 WELCOME



Lisa Brown

Director, Washington State Department of Commerce

Tuesday, October 5

8:30 a.m. - 9:00 a.m.



02 WELCOME



Rachael Myers

Executive Director, Washington Low Income Housing Alliance

Tuesday, October 5

8:30 a.m. - 9:00 a.m.



03 WELCOME



Steve Walker

Executive Director, Washington State Housing Finance Commission

Tuesday, October 5

8:30 a.m. - 9:00 a.m.



[Click to read the Sessions Speaker's biographies](#)

Keynote Speakers



04 KEYNOTE



Honorable Jay Inslee

Governor, Washington state

Tuesday, October 5

10:00 a.m. - 11:10 a.m.

The State of Housing in Washington



[Click to read the Sessions Speaker's biographies](#)



05 KEYNOTE



Adriianne Todman

12th Deputy Secretary, US Housing and Urban Development

Tuesday, October 5

10:00 a.m. - 11:10 a.m.

Advancing the National Affordable Housing Agenda...

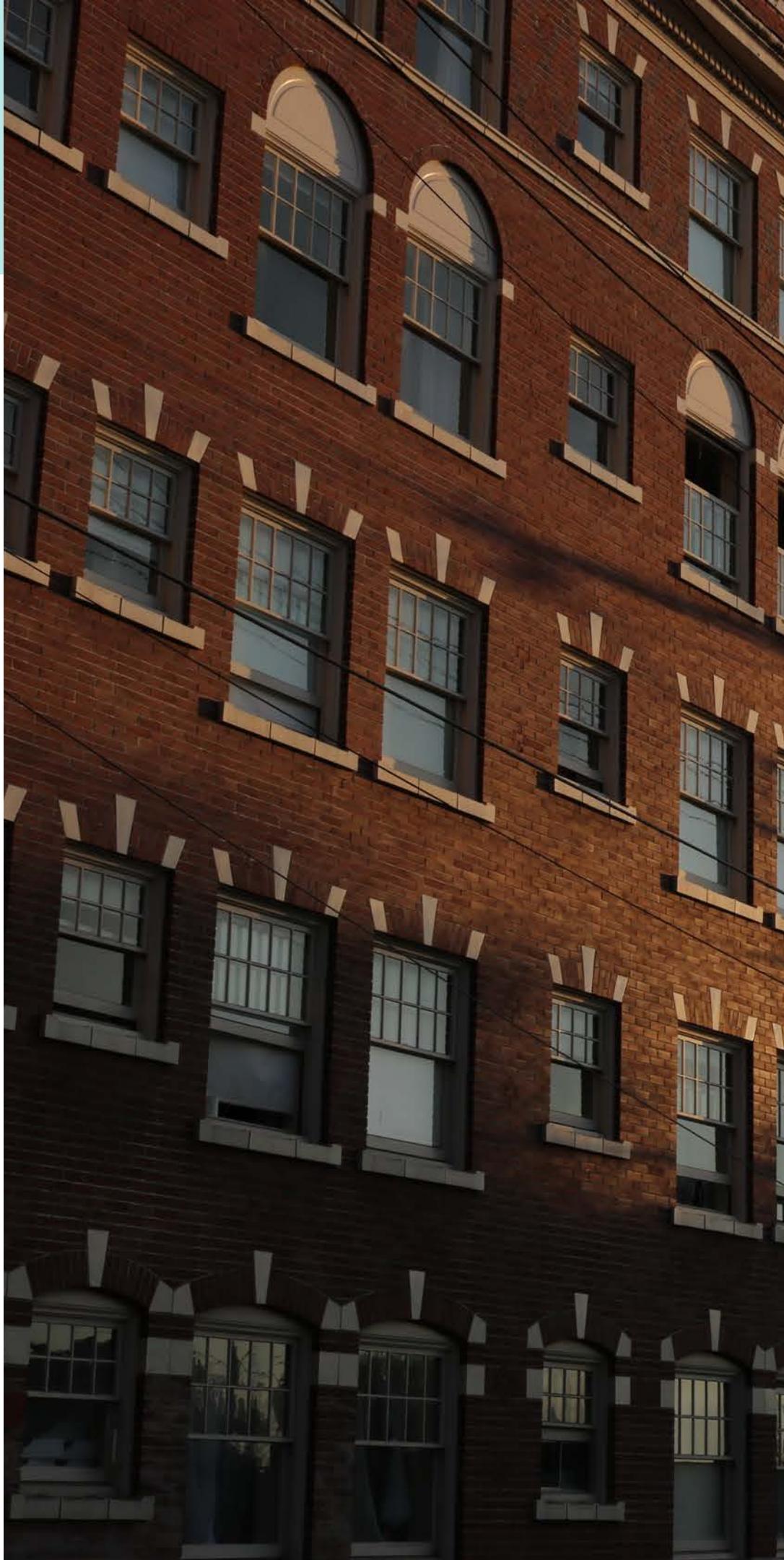


09



Housing Washington 2021





Keynote Speakers



06 KEYNOTE



Emily Cadik

Executive Director, Affordable Housing Tax Credit Coalition

Tuesday, October 5
12:10 p.m. - 1:00 p.m.

Realizing the Potential of the Biden Housing Agenda



[Click to read the Sessions Speaker's biographies](#)



07 KEYNOTE



Diane Yentel

President & CEO, National Low Income Housing Coalition

Tuesday, October 5
12:10 p.m. - 1:00 p.m.

Realizing the Potential of the Biden Housing Agenda





Keynote Speakers



08 KEYNOTE



Ibram X. Kendi, Ph.D.

Nationally Recognized Author & Activist

Wednesday, October 6
9:00 a.m. - 10:00 a.m.

*Discriminatory Practices in Housing & Wealth
Building in America*



[Click to read the Sessions Speaker's
biographies](#)



09 KEYNOTE



Justin Maxson

*Deputy Undersecretary, Rural Development, U.S.
Department of Agriculture*

Wednesday, October 6
11:10 a.m. - 12:00 p.m.

*Rural Agenda; U.S. Department of Agriculture's
National 2022 Agenda*



10 CLOSING KEYNOTE



Julián Castro

Former Secretary of U.S. Housing & Urban Development

Wednesday, October 6
1:10 p.m. - 2:00 p.m.

*A Housing Playbook for the Future of Affordable
Housing*

11



Housing Washington 2021





12



Session Speakers



01 Eric Blank

Sr. Architect & Design Manager, AIA LEED BD+C, Low Income Housing Institute



02 Julie Brunner

*Housing Director
OPAL Community Land Trust*



03 Maggie Carson

*Associate, LEED AP BD+C
Weber Thompson*



04 Amy Clark

*Communications Director
SEIU Healthcare 1199NW*



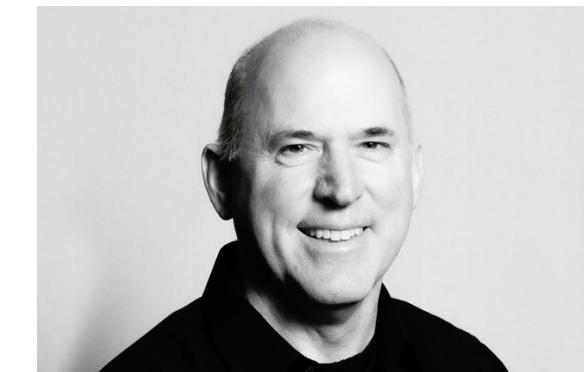
05 Brian Coffee

*Senior Director
Synovus Bank*



06 Degale Cooper, MSW

*Chief Program & Impact Officer
YouthCare*



07 Scott Crosby

*Sr. Associate
Ankrom Moisan*



08 Mark Deutsch

Volunteer, Housing Development Consortium of Seattle-King County



09 Honorable David Frockt

46th District, Vice Chair for the Capital Budget on the Senate Ways & Means Committee Washington State Senate



10 Steve Gelb

*Local Director
Emerald Cities - Seattle*



[Click to read the Sessions Speaker's biographies](#)

Session Speakers



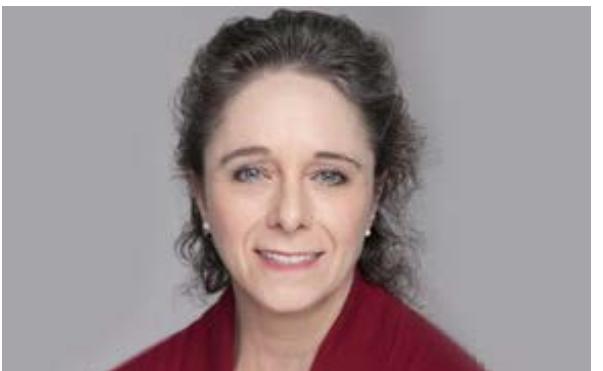
11 **Mike Gempler**

*Executive Director
Washington Growers League*



12 **Leslie Goodlow, LMSW**

*Equity & Business Operations Manager
Portland Housing Bureau*



13 **Kathleen Hosfeld**

*Executive Director
Homestead*



14 **Shkëlqim Kelmendi**

*Executive Director
Housing Connector*



15 **Kevin Klingbeil**

*Managing Director
Big Water Consulting*

13



16 **Bryan Lloyd**

*Vice President
Beacon Development Group*



17 **Wendy Lopez**

*Mattawa Slope Housing Manager,
Washington Growers League*



18 **Lauren Lowery**

*Program Director, Housing &
Community Development
NLC Center for City Solutions*



19 **Honorable Nicole Macri**

*43rd District, Vice Chair of the House
Appropriations Committee, Washington
State House of Representatives*



20 **Patience Malaba, MPA**

*Director of Government Relations &
Policy Housing Development
Consortium of Seattle-King County*

Housing Washington 2021



[Click to read the Sessions Speaker's
biographies](#)



14



Session Speakers



**21 Megan Matthews,
MPA, CDE, CDP**

*Prosci CM/Engagement Manager
Washington State Department of
Health & Human Services*



22 Alicia Mazzara

*Senior Research Analyst
Center on Budget & Policy
Priorities*



23 Sarah McKinley

*Director of European Programs &
Representative The Democracy
Collaborative & Next System Project
European Representative*



24 Marty Miller

*Executive Director
Office of Rural & Farmworker
Housing*



25 Sondra Nielson

*Director of Facilities & Asset
Management
Downtown Emergency Service
Center (DESC)*



26 Ann Oliva

*Vice President, Housing
Center of Budget & Policy Priorities*



27 Nathan Peppin

*Community Support Programs
Manager
WA State Department of Commerce*



28 Richelle Perez

*Supervisor, Toxics Cleanup Program
Policy Unit
WA State Department of Ecology*



29 J.J. Powell

*Project Manager
Walsh Construction*



30 Erin Quinn

*Director, HFA Engagement
Freddie Mac*



[Click to read the Sessions Speaker's
biographies](#)

Session Speakers



31 David Reddy

*Principal, Building Performance
O'Brien360*



32 Garth Rieman

*Director of Housing Advocacy &
Strategic Initiatives National Council
of State Housing Agencies*



33 Honorable June Robinson

*38th District, Operating & Revenue Vice
Chair of the Senate Ways & Means
Committee, Washington State Senate*



34 Sarah Saadian

*Vice President, Public Policy
National Low Income Housing
Coalition*



35 Theresa Slusher

*Housing Stability Manager
Washington State Department of
Social & Health Services*

15



36 Darryl Smith

*Executive Director
HomeSight*



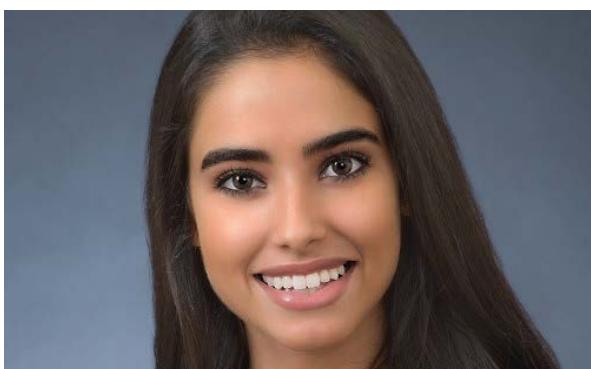
37 Natalie Spievack

*Master of City Planning Candidate
University of California, Berkeley*



38 Thomas Stagg, CPA

*Partner
Novogradac & Company LLP*



39 Carla Moreira Strickland

*Corporate Responsibility Specialist
JP Morgan Chase, Office of Nonprofit
Engagement*



40 Honorable Steve Tharinger

*24th District, Chair of the House
Capital Budget Committee Washington
State House of Representatives*

Housing Washington 2021



[Click to read the Sessions Speaker's
biographies](#)





16



Session Speakers



41 Karen Ventrice

*PBCA Affordable Housing Trainer
CMS*



42 Bob Warren

*Manager, NWRO Section
Washington State Department of
Ecology*



43 Teri Williams

*President & COO
OneUnited Bank*



44 Maiko Winkler-Chin

*Executive Director
Seattle Chinatown International
District Preservation & Development
Authority*



45 John Zmolek

*Former CEO (Retired)
Verity Credit Union*

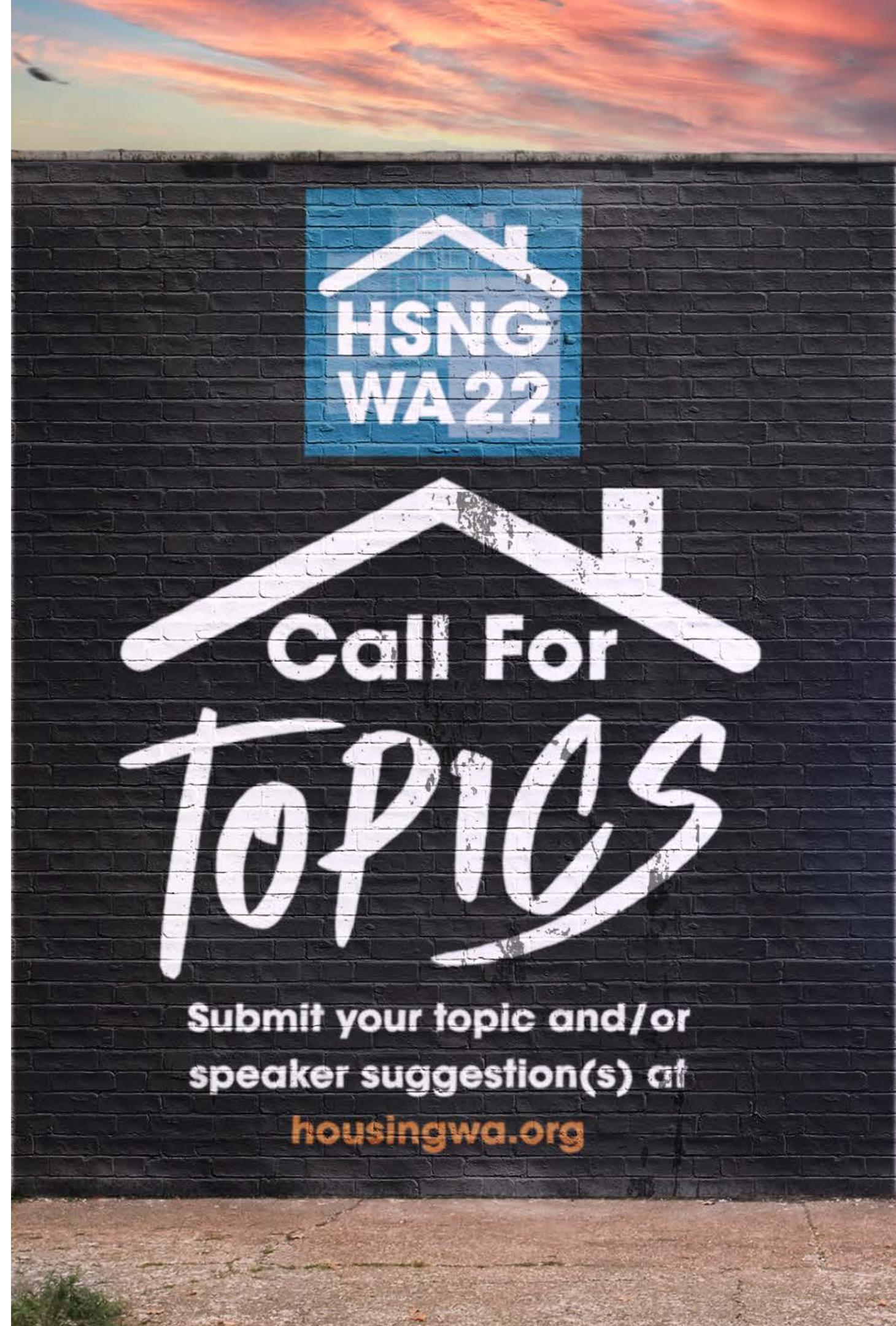


46 Rich Zwicker

*Grants Administration,
Homeownership Division WA State
Housing Finance Commission*



[Click to read the Sessions Speaker's
biographies](#)





JPMORGAN CHASE & CO.



NPGP



Community Economics, Inc.
Deacon Construction
Federal Home Loan Bank Des Moines
GGLO
KeyBank
Morgan Stanley
Novogradac and Company, LLP
Walker Construction, Inc
Walsh Construction Company



Association of Washington Housing Authorities
Citi Community Capital
Eide Bailly LLP
National Equity Fund



Foster Garvey PC
Kantor Taylor PC
Pacifica Law Group LLP
Parkview Property Services
Rafn Company
Simkin Search, LLC
Stoel Rives LLC

Adult Family Home Council
Bellwether Housing
CMS
Community Frameworks
Compass Housing Alliance
Environmental Works

Housing Development Consortium of Seattle-King County
HomeSage
Impact Capital
Office of Rural and Farmworker Housing
Parkview Services
Plymouth Housing

Rural Community Assistance Corporation
Washington Community Reinvestment Association
Washington Homeownership Resource Center







20



Housing Washington 2021



CELEBRATING A 75-YEAR
LEGACY IN MUNICIPAL
FINANCE AND HOUSING

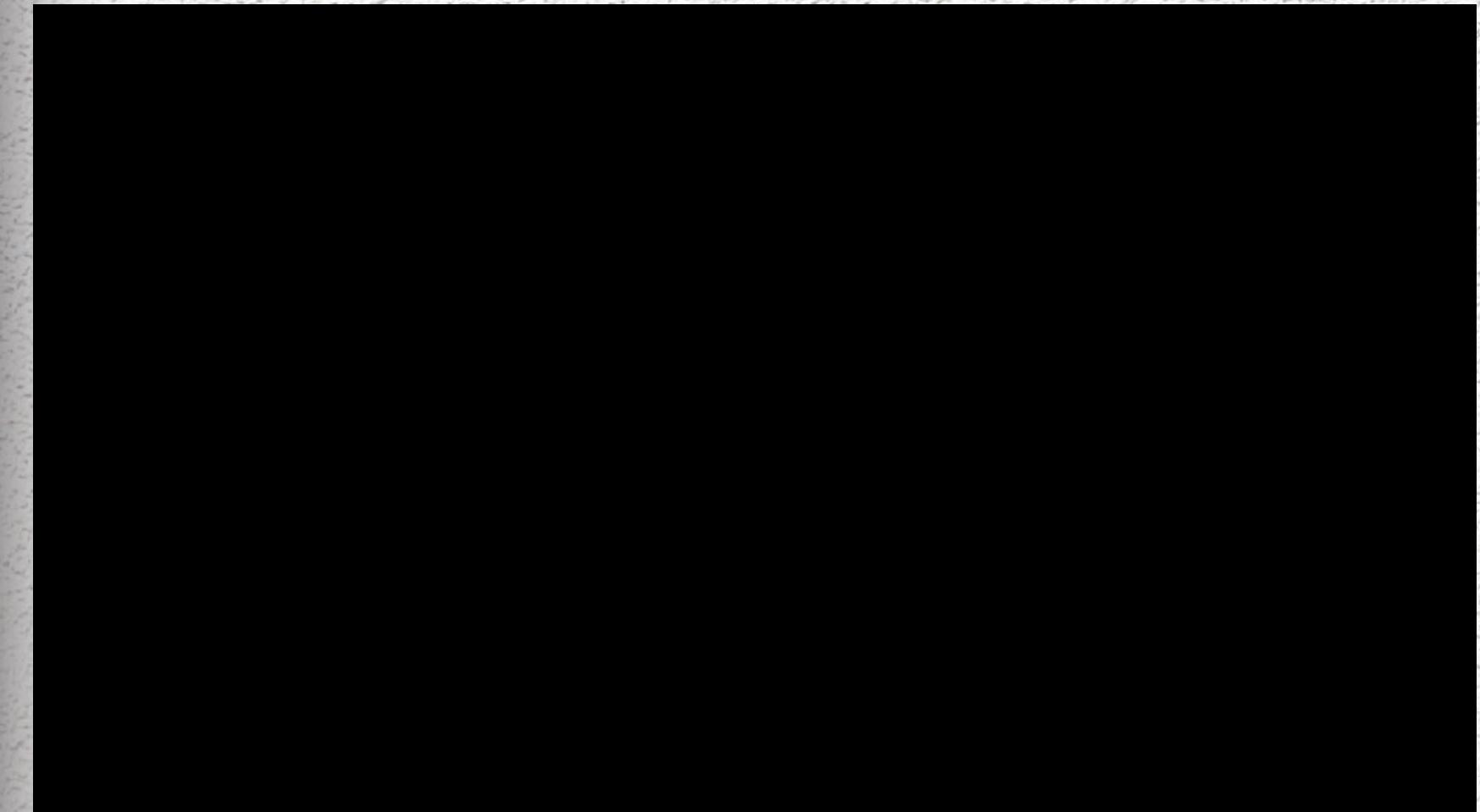
This year HilltopSecurities is celebrating our 75-year legacy as a leader in public finance. Through decades-long partnerships with local governments, state agencies, and nonprofits, we've made a lasting impact on our communities. Our innovative work with HFAs has made housing more affordable by providing mortgage hedging and pipeline management, and our personalized service has earned us a strong reputation with agencies across the nation. That tradition of success continues today as we find new ways to support our clients' changing needs.

©2021 Hilltop Securities Inc. All rights reserved.
MEMBER: NYSE/FINRA/SIPC HTS736127943

HILLTOPSECURITIES.COM
833.4HILLTOP

“To Advance Our Communities,
We Need to Reflect Them”

— hilltopsecurities.com/diversity-inclusion/





Gold

Thank you to the following organizations for their **GOLD** level support.



21



Housing Washington 2021



A BETTER TOMORROW STARTS TODAY.

Chase is proud to sponsor the 28th annual Washington Affordable Housing Conference, and we applaud its leadership in advocating for affordable housing in the state of Washington.

For more information on Chase Community Development Banking, visit chase.com/cdb or contact:

Cécile Chalifour (213) 621-8122 cecile.chalifour@chase.com	Bob Powers (206) 500-2241 bob.powers@chase.com
--	--

CHASE

© 2021 JPMorgan Chase Bank, N.A. Member FDIC. "Chase" is a marketing name for certain businesses of JPMorgan Chase & Co. and its subsidiaries (collectively, "JPMC") 1101481



30 Bellevue Apartments, Bellevue, WA



Building a community of possible.



At U.S. Bank, we strive to make a positive impact in our community. That's why we support community events that bring us together for the greater good. We know that anything is possible when we work together. usbank.com/communitypossible

U.S. Bank is proud to support Housing Washington.

usbank

EQUAL HOUSING LENDER Member FDIC. ©2021 U.S. Bank 599002c 8/21



Looking for a Job?
[Click to visit the PNRC NAHRO online job board.](#)

A Call to Address Racial Inequity in Affordable Housing

The nation is in a stage of reckoning, and 2020 has exposed affordable housing issues these leaders say must be faced now.

(Originally posted on [Affordable Housing Finance](#))

Where you live matters. Because of systemic racism and historic discriminatory housing policies, there hasn't been equal access to stable, affordable housing or quality health care, education, and family-sustaining jobs. The pandemic has exposed how Black and Indigenous people and other communities of color bear the brunt of inequity at many levels—housing inequity is the most glaring.

The need has never been greater for a comprehensive, equitable affordable housing framework that is people-centered to protect tenants; preserve communities; create healthy, thriving neighborhoods; and produce supportive housing more effectively.



That's one of several messages Cecile Chalifour, head of community development real estate in the West region for [JPMorgan Chase](#), and Jacqueline Waggoner, vice president and Southern California market leader for [Enterprise Community Partners](#), shared in a recent conversation on achieving racial equity, especially in housing.

For decades, we haven't been building housing that people can afford at the rate needed.

We're half a million units short in Los Angeles County alone.

Continued on page 18



The Challenge

Waggoner: COVID-19 has heightened the systemic inequalities that have persisted for years. For example, before the pandemic, one in three families in Los Angeles County was spending more than 50% of their income on a place to live, while 66,000 men, women, and children experience homelessness. Before the pandemic, we were already experiencing an uptick in homelessness—it increased by 12.7% from 2019 to 2020.

The homelessness crisis has been a long time in the making. For decades, we haven't been building housing that people can afford at the rate needed. We're half a million units short in Los Angeles County alone.

This has created a persistent disparity in access to stable housing, especially for people of color. In Los Angeles County, Black people make up 8% of the overall population but 34% of the population experiencing homelessness. If you don't understand the needs of the population being served, then you'll never solve the problem. It's time we acknowledge race-neutral housing strategies have fallen short.

Chalifour: JPMorgan Chase is continuing to make major investments in affordable housing—we invest

in communities and people, not just real estate. People of color face different hardships, and existing tools for affordable housing come short of addressing those differences. To deliver more opportunities and prevent racial inequities from being perpetuated, we have to acknowledge this. The pandemic has only made it more urgent that we ask ourselves how the major public and private investments made in affordable housing could be tailored to address the needs of people of color.

Those questions expand outside of affordable housing, so the firm has executed a training on redlining for all its commercial real estate staff. To prevent racial inequities, it always comes back to yourself, and it starts with knowing history, understanding how we got where we are and why what we do matters. In particular within real estate and finance.

The Way Forward

Waggoner: Enterprise recently hosted a national tour of an interactive exhibit called Undesign the Redline that has helped jump-start the conversation around the legacy of housing discrimination. It's been a game-changing tool for level-setting the issues

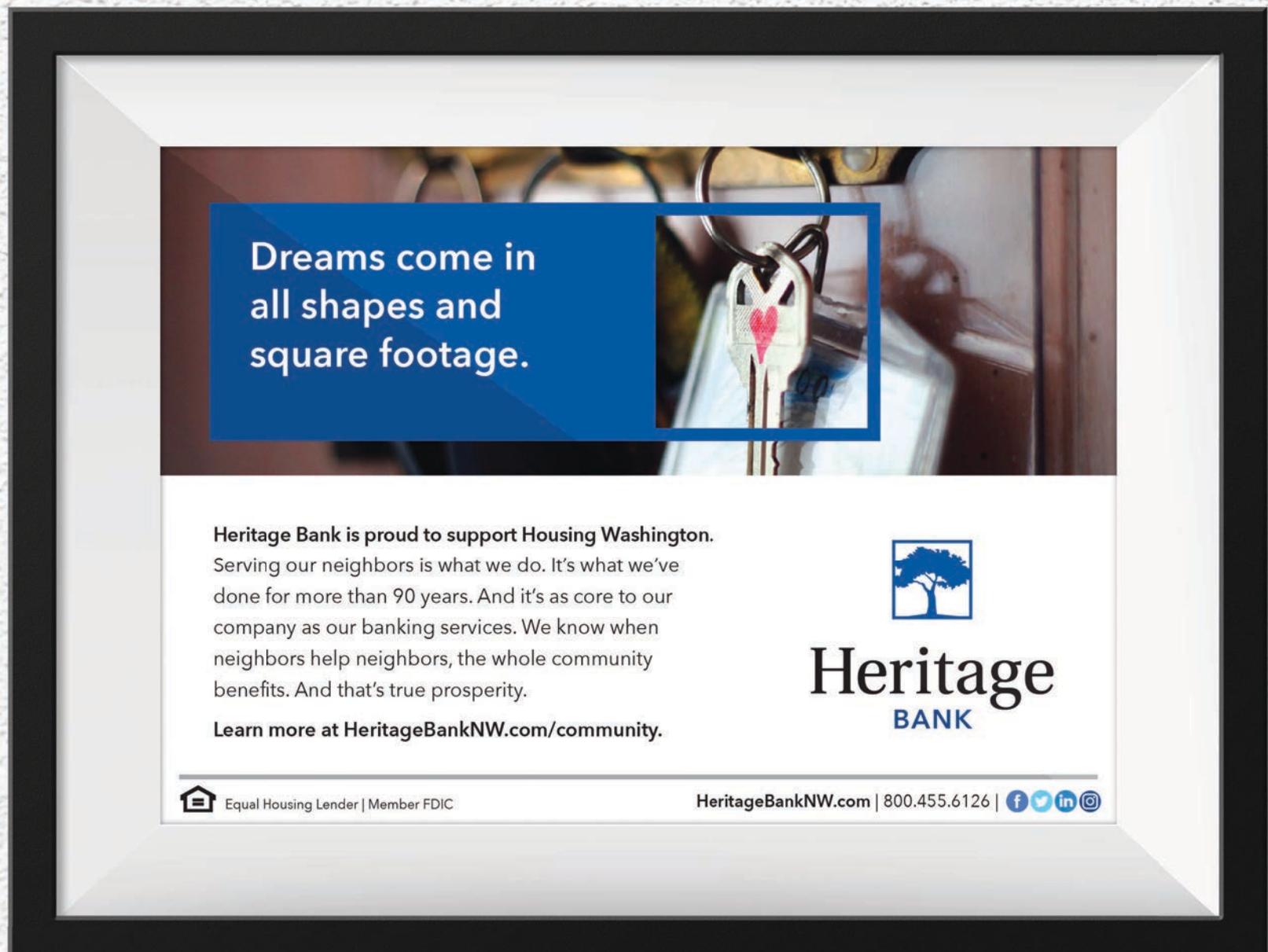
and sharing how historical and sustained racist policies and practices have gotten us to where we are now.

We need to acknowledge history to create a strategy that moves us forward together. And, moving forward toward racial equity involves bold changes in capital, systems, and policy so that we can fix the imbalance and inequity in our communities.

Chalifour: We have many diversity and inclusion initiatives at the firm, including Advancing Black Pathways. Some of it is supporting organizations like Enterprise, or the Non-Profit Housing Association of Northern California's training to open the field to diverse, emerging developers. I encourage people to reach out to others in the field with ideas and experiences. There are many initiatives emerging that are moving us all in the right direction!

To learn more about affordable housing, visit jpmorganchase.com.





Dreams come in all shapes and square footage.

Heritage Bank is proud to support Housing Washington. Serving our neighbors is what we do. It's what we've done for more than 90 years. And it's as core to our company as our banking services. We know when neighbors help neighbors, the whole community benefits. And that's true prosperity.

Learn more at HeritageBankNW.com/community.

 Equal Housing Lender | Member FDIC

HeritageBankNW.com | 800.455.6126 |    


Heritage
BANK



Virtual Expo

Preview the virtual expo and make plans to connect with participating companies and organizations during Housing Washington.





26



A Word from Heritage Bank

No one could have imagined the change and upheaval we would experience over the last year—and we're still not sure what the future holds. What we do know is that we're doing everything we can to ensure our customers, employees and neighbors are cared for.

At the onset of the COVID-19 pandemic, we took swift action to protect the health and safety of our customers and employees. We transitioned nearly half of our employees to work remotely and limited in-person branch visits to appointment only. Our drive-ups became instrumental and essential in continuing to be able to serve our customers.

When the Coronavirus Aid, Relief and Economic Security (CARES) Act was passed on March 27, 2020, which included the Paycheck Protection Program (PPP), our bankers immediately stepped up to help their clients. At the conclusion of PPP on August 8, 2020, we had funded 4,642 PPP loans totaling \$897.4 million. Our ability to get funds approved helped businesses retain their workers or rehire those who had been laid off.

Though, 2020 wasn't just about a global health crisis. Social movements like Black Lives Matter

brought renewed attention to equality issues. We recognized the importance of coming together as one to support the changes needed to improve our social structure. In this spirit, we accelerated the development of our Diversity, Equity and Inclusion plan because we are committed to a culture of respect. By celebrating and embracing our differences, we become stronger as an organization. We are then better able to support and represent the communities we serve.

But while those are important words, more important are the actions we take as an organization to create real change. That's why we will continue to support our communities, focus on environmental and social sustainability, remain dedicated to affordable housing—and all of the other work we put in each day to help fuel economic prosperity and improve the lives of those around us for years to come.



Heritage
BANK



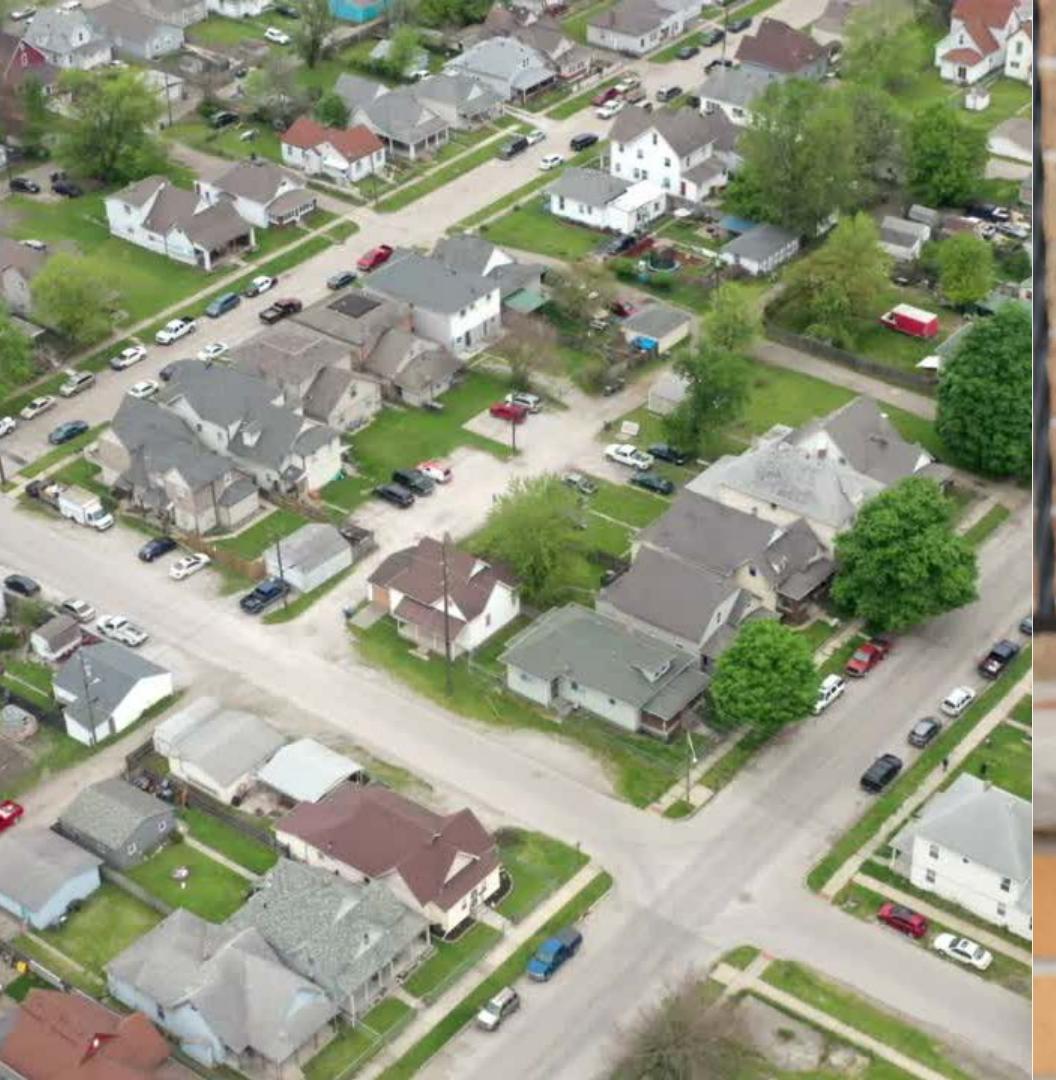
**By celebrating and embracing
our differences, we become stronger
as an organization.**





28





Silver

Thank you to the following organizations for their **SILVER** level support.



29



Housing Washington 2021

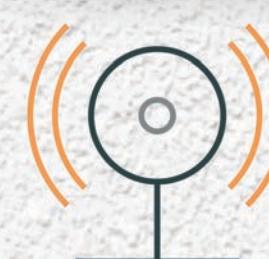




30



Looking for a Job?
[Click to visit the WSHFC online job board.](#)



Missed a session?

[No worries! Access presentations post-conference by revisiting the conference event platform for content.](#)

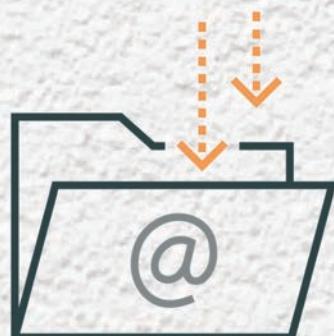




Creating, preserving and maintaining quality affordable housing for the empowerment and prosperity of all involved.

Don Beaty 1809 Seventh Ave #1019
President Seattle, WA 98101
dbeaty@smtgrp.com 206.443.2320 phone
206.443.2324 fax

Established in 1985, The Summit Group is a syndicator specializing in Section 42 Federal Low-Income Housing Tax Credits with primary focus on rural and second tier cities. Our personalized service and involvement in national low income housing associations allows us to provide our stakeholders ongoing support in the ever changing world of assisted Housing.



Join our mailing list
Click and never miss an
Housing Washington update



Looking for a Job?
Click to visit the AHMA of Washington online job board.



For nearly 40 years, we've worked toward one mission: to make home and community places of pride, power and belonging.

Enterprise is proud to sponsor Housing Washington's 28th Affordable Housing Conference.

Philip Porter
Vice President, Acquisitions
Housing Credit Investments
pporter@enterprisecommunity.org
410.772.2594

Jim Gillespie
Executive Vice President
Bellwether Enterprise Real Estate Capital, LLC
jgillespie@bwecap.com
646.829.1157

Enterprise
enterprisecommunity.org

BELLWEATHER ENTERPRISE
bellwetherenterprise.com



Celebrating an organization that makes a difference

Finding a purposeful way to assist one another, turning belief into action, and working toward shared goals — these are the driving forces that lift up humanity and make a difference, one person at a time.

Wells Fargo Commercial Real Estate is a proud sponsor of the 28th Affordable Housing Conference, and salutes Housing Washington for its efforts to support affordable housing.

© 2021 Wells Fargo & Company. All rights reserved. 7088836





An overall event evaluation will be emailed post-conference.







Friends of Housing Awards

The annual awards honor affordable housing champions and are presented to individuals, projects, or organizations who've made exceptional contributions to create or support affordable housing to low and moderate income residents of Washington state.

Congratulations!

2021 Friends of Housing Award Winners



Tony To, HomeSight - 2021 Margret Sevy Lifetime Achievement Award



Jamie Lee, SCIDPDA - 2021 Community Crisis Response Friend of Housing Award



Andrea Carnes, Plymouth Housing - 2021 Community Crisis Response Friend of Housing Award



36



Housing Washington 2021



Congratulations!

2021 Friends of Housing Award Winners



Ji Soo Kim, Community Roots Housing - 2021 Emerging Leader Friend of Housing Award



Housing Connector - 2021 Housing Inclusion Friend of Housing Award



37



Housing Washington 2021



01 Testing



To make the most of your participation, take time before conference sessions begin to work through any glitches including testing your webcam and microphone.

02

Make a game plan

Review the full schedule and select your do-not-miss speakers. Add the most important sessions to your calendar and set an alarm.



03 Note taking

Go old school and use a pen and paper to jot down notes as you learn from the speakers. This will keep your computer free for viewing.

Tips for Attending a Virtual Conference

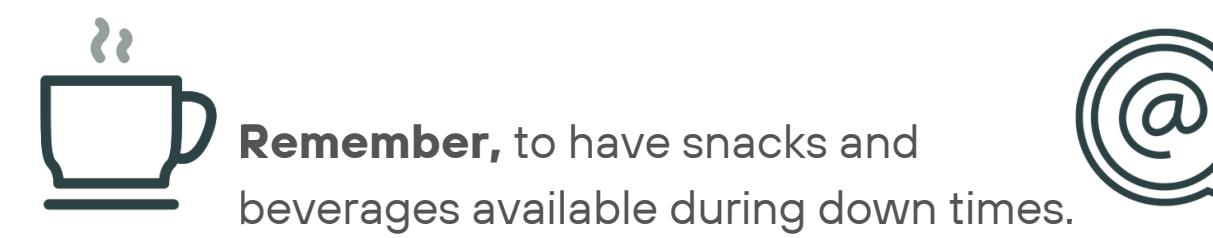
04 Give yourself a break

Work from home means that most of us are never truly alone. We are all much more patient and accepting of interruptions from our children and pets.



05 Get up and move

At in-person events, there are plenty of chances to stand up, stretch, and take a quick break. With virtual events it's easy to feel confined to your desk and chair. Build in breaks in between sessions to take a short walk or stand and stretch.



Remember, to have snacks and beverages available during down times.

06 Participate and follow up

Don't be shy. It might seem impossible to network when you're attending an event from your living room or office but it's possible. There will be opportunities to interact with speakers, sponsors, and fellow attendees.



Keep the conversations going! Plan your own virtual meetups with people after the conference.



Get valuable information and help shape future conferences by visiting the Housing Washington website at [**housingwa.org**](http://housingwa.org).

39



Call for Topics

What do you want to learn at Housing Washington 2022? Fill out the online Call for Topics form at [**housingwa.org**](http://housingwa.org) and let us know.

Evaluations

Your feedback makes Housing Washington better. Be sure to [**fill out the online evaluations**](#) for every session you attended.

Access Presentations

Missed a session? No worries! Access presentations post-conference by revisiting the conference event platform for content. Connect with previous conference content through our [**Housing Washington video library**](#).

Housing Washington 2021





40



Housing Washington 2021



SAVE THE DATES

Oct. 3-5, 2022 | Spokane, WA

Oct. 2-4, 2023 | Tacoma, WA

Visit HOUSINGWA.ORG for updates.