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CONFERENCE

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OCT. 2-3 | SPOKANE, WA



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Welcome to this inside look at Housing Washington 2022!

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.

For the first time since 2019, we will be together in person! This is an important milestone. Having been forced to totally reimagine the conference in a virtual space, we gained many important tools for greater inclusion of a much broader group of folks interested in housing. And from here on, we will keep those tools and add them to the benefits and pleasures of meeting together face to face.

Because as I've said before, if you care about housing, **we need you at Housing Washington**. We need your ideas, your experiences, and your solutions — wherever you come from and whatever your field.

In return, 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.

Thank you for joining us again in person — and for all you're doing to make housing in Washington affordable and equitable. I can't wait to see you in Spokane!

Steve Walker

Because as I've said before, if you care about housing, we need you at Housing Washington. We need your ideas, your experiences, and your solutions — wherever you come from and whatever your field.

— STEVE WALKER, EXECUTIVE DIRECTOR
WASHINGTON STATE HOUSING FINANCE COMMISSION



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PROGRAM

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



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EXHIBITORS

Click on this symbol to connect with participating companies and organizations during Housing Washington.



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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.

FIND THEM ON



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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.

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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.

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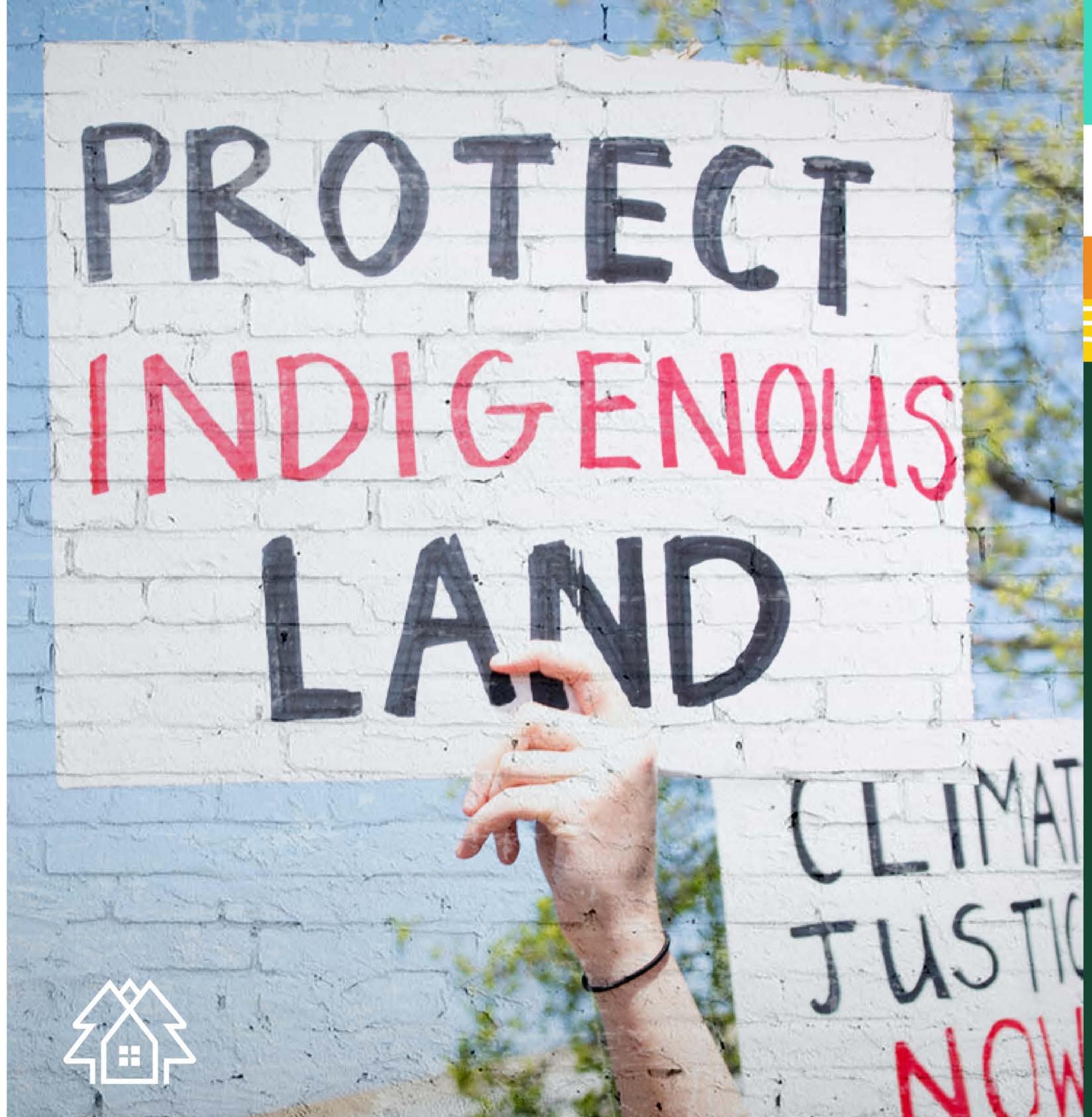
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We want to acknowledge that we are all, wherever we are today, on the unceded ancestral land of the coast Salish peoples, the traditional home of all tribes and bands within the Duwamish, Suquamish, Tulalip, and Muckleshoot nations.

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.





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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.

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PRE-EVENT VIRTUAL KEYNOTE SPEAKERS



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



01 VIRTUAL LUNCH WITH HOUSING WASHINGTON I

Gregg Colburn

Assistant Professor of Real Estate, University of Washington - College of Built Environments

Thursday, September 29
12:00 p.m. - 1:00 p.m.



02 VIRTUAL LUNCH WITH HOUSING WASHINGTON II

Vu Le

Writer and Speaker, Nonprofit AF

Friday, September 30
12:00 p.m. - 1:00 p.m.



IN-PERSON EVENT KEYNOTE SPEAKERS



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



03 MORNING PLENARY



Dr. Lorin R. Carter

Founder and CEO, C-Suite Consulting

Monday, October 3
9:15 a.m. - 10:30 a.m.



04 LUNCH KEYNOTE



David Bradley

Chief Executive Officer and Co-Founder, NCAF

Monday, October 3
12:00 p.m. - 1:30 p.m.





IN-PERSON EVENT SESSION SPEAKERS



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



01 Derrick Belgarde

Executive Director, Chief Seattle Club



02 Laura Benjamin, AICP

Principal Planner, Puget Sound Regional Council - Growth Management Division



03 Andrew Bjorn, AICP, Ph.D.

Senior Associate, Berk Consulting



04 Alex Brennan

Executive Director, Futurewise



05 Steve Butler

Planning and Policy Manager, MRSC



06 Ann Campbell

Inaugural Managing Director, Washington State Department of Commerce - Homeownership Unit



07 Jonathan Carollo, MSW

Housing Capacity Program Manager, Washington Department of Social and Health Services - Aging and Long Term Support Administration



08 Kimberly Castle, B.A., CPC

Permanent Supportive Housing Program Manager/Trainer, WA State Health Care Authority's Division of Behavioral Health and Recovery, serving Western WA



09 Honorable Frank Chopp

Washington State Representative - 43rd District



10 Amy Clark

Account Manager, RALLY

11



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IN-PERSON EVENT SESSION SPEAKERS



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



11 Jessica Clawson

*Partner, McCullough Hill
Leary, PS*



12 Jacques Colon

*Strategic Manager, City of
Tacoma*



13 Ian Davie

*Chief Operating Officer, Home
Forward*



14 Joel DuChesne

Co-foundr, Community Boss



15 Breanne Durham

*Main Street Director, Washington
Trust for Historic Preservation*



16 Megan Duvall

*Historic Preservation Officer, City
of Spokane*



17 Teena Ellison

*Director of Housing Services,
Compass Housing Alliance*



18 Dan Emmanuel

*Senior Research Analyst, at the
National Low Income Housing
Coalition (NLIHC)*



19 Ceil Erickson

*Director-Nonprofit Relations,
Seattle Foundation*



20 Tawnie Fransen

*Deputy Director of Asset
Management, Compass Housing
Alliance*

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IN-PERSON EVENT SESSION SPEAKERS



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



21 Spencer Gardner

Planning Director, City of Spokane



22 Jennifer Gregerson

Special Projects Manager, City of Everett



23 Leslie Anne Grove

Executive Director, Northwest Meditation Center



24 Khalil Halim

Executive Director, Second Chance, Inc.



25 Linda Hall

General Organization Support and Eastgate Campus Center Project, Congregations for the Homeless



26 Muammar Hermanstyne

Real Estate Project Manager, Africatown Plaza



27 Laura Hodgson

Senior Planner, Washington State Department of Commerce - Growth Management Services



28 Matt Hoffman

Senior Planner, Maul Foster & Alongi, Inc.



29 Whitney Joy Howard

Statewide Supportive Housing Lead, Aging and Long-Term Support Administration



30 Joel Ing

Principle, Edge Developers





IN-PERSON EVENT SESSION SPEAKERS



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



31 Megan Johnston

Association Manager, Resolution Washington



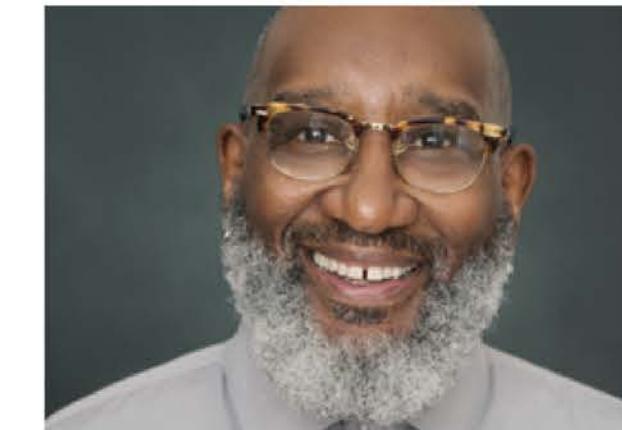
32 Grace Kim

Founding Principal, Schemata Workshop



33 Honorable Patty Kuderer

Senator, 48th Legislative District



34 Hassan Latif

Executive Director Second Chance Center, Inc.



35 Zoe LeBeau

CEO, BeauxSimone Consulting



36 Brian Lloyd

Executive Director, Beacon Development



37 Alison Lorig

Senior Vice President of Development, BRIDGE Housing



38 Samya Lutz, AICP

Housing and Services Program Manager, City of Bellingham



39 Honorable Nicole Macri

Representative, 43rd Legislative District



40 Patience Malaba

Executive Director, Housing Development Consortium





IN-PERSON EVENT SESSION SPEAKERS



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



41 Jonnie Matson

*Housing Program Manager Lead,
Aging and Long-Term Support
Administration, WA Department of
Social and Health Services*



42 Marty Miller

*Executive Director, Office of Rural
and Farmworker Housing (ORFH)*



43 Emily Northrup

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



44 Melodie Pazolt

*Managing Director, Office of Apple
Health and Homes/Permanent
Supportive Housing*



45 Christopher Persons

*Chief Executive Officer,
Community Roots Housing*



46 Honorable Strom Peterson

*Representative, 21st Legislative
District*



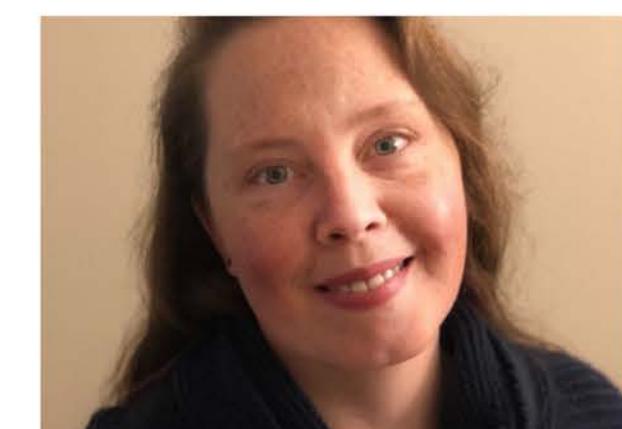
47 Danielle Pittman

*Property Management, Mercy
Housing Northwest*



48 J.J. Powell

*Project Manager, Walsh
Construction*



49 Mary M. Reinbold, AICP

*Senior Planner, Washington State
Department of Commerce*



50 Shawn Scott, GACA

Project Manager, Rafn Company





IN-PERSON EVENT SESSION SPEAKERS



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



51 Jessie Simpson

Government Relations and Policy Manager, Housing Development Consortium



52 Mark Shelburne

Housing policy Consultant, Novogradac and Company LLP



53 Thomas Stagg

Partner, Novogradac and Company, LLP



54 Mike Stanger

Senior Planner, A Regional Coalition for Housing



55 Ben Stuckart

Executive Director, Spokane Low Income Housing Consortium



56 Katie Symons

CFO, BeauxSimone Consulting



57 Emily Thompson

Partner, GMD Development



58 Nicholas Vann

Deputy State Historic Preservation Officer, Washington State Department of Archaeology and Historic Preservation



59 Lisa Vatske

Director of the Multifamily Housing and Community Facilities Division, Washington State Housing Finance Commission



60 Stephanie Velasco

Communications and External Relations Manager, Office of Housing, City of Seattle



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IN-PERSON EVENT SESSION SPEAKERS



61 Samantha Whitley

Housing Programs Manager, City of Vancouver



62 Keri Williams

Nonprofit and Community Outreach Lead, Washington State Housing Finance Commission



63 Maiko Winkler-Chin

Director, Office of Housing, City of Seattle



64 Tony Yuchasz

policy advisor, lobbyist, and community organizer



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

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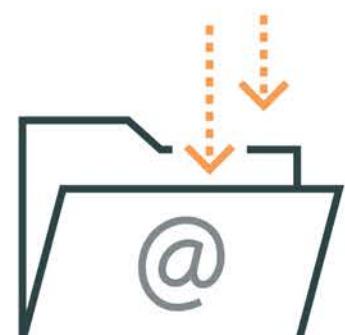
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GGLO

KeyBank

Novogradac & Company LLP

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Schemata Workshop

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Association of Washington Housing Authorities

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Mercy Housing Northwest

Rafn Company

Stoel Rives LLP



Bellwether Housing

Community Frameworks

Compass Housing Alliance

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HomeSight

Housing Development Consortium of Seattle-King County

Office of Rural and Farmworker Housing (ORFH)

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Washington Community Reinvestment Association (WCRA)



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For more than 75 years, HilltopSecurities has partnered with Housing Finance Agencies to help their communities create affordable housing.

HilltopSecurities is proud to support Washington State Housing Finance Commission and recognize their achievements in serving the housing needs of the citizens of the state.

As a leading investment banking firm, we have built a legacy of innovative transactions that solve the unique financing needs of municipalities nationwide. Discover how our experts can help you achieve success. For general financial advisory and underwriting inquiries, please contact:

Lindsay A. Sovde
 Senior Managing Director
 Head of Pacific Northwest Region
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Acting boldly on **housing**

In 2019, Microsoft launched the Affordable Housing Initiative to advance housing solutions in the Puget Sound region. As of 2022, Microsoft has allocated \$583 million of its total \$750 million commitment to support the preservation or creation of over 9,200 affordable housing units.

aka.ms/AffordableHousing



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At JPMorgan Chase, we are committed to our communities and work with a diverse group of partners to provide creative and innovative solutions that respond to community development and affordable housing needs. These partnerships are essential to making a meaningful impact on communities, their residents and businesses.

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&

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AFFORDABLE HOUSING A FOCUSED CONCERN

Nearly a third of the nation's households are financially burdened when it comes to owning or renting a suitable home. According to the National Association of Home Builders (NAHB), more than 30% of their income goes toward housing.

The association cites the following factors as part of the overall housing cost equation: labor and materials prices; interest rates and financing costs; federal, state and local regulations; and supply and demand.

Further analysis by NAHB shows that regulatory requirements make it difficult to increase the supply of affordable housing.

In the Puget Sound region, and even statewide, affordable housing is a focused concern. In markets with high job growth, like the greater Puget Sound area, financing for



affordable housing developments (for moderate incomes and previously homeless individuals) can take three to five years for developers.

The Puget Sound area boasts a sophisticated list of nonprofit developers with expertise in affordable housing. But there's no single source of financing to make affordable housing work. It takes specialized expertise to structure affordable housing transactions

Heritage Bank offers one-stop financing for nonprofit developers.



Continued on page 28

balance out and offer less debt and more equity. The process requires a dedicated team of experts. While most larger banks have a centralized approach to real estate and construction loans, Heritage Bank credit decisions are made in the local market.

Homeownership is one of the most significant ways that individuals and families can build wealth. When a person achieves homeownership, they are no longer subject to displacement due to rent increases, building sales or the landlord losing the house. Their resources are no longer tied up in excessive commuting, paying high rent or serial, frequent relocation. That's why it's important for vibrant communities to have affordable housing for all income levels and a bank that can structure affordable housing transactions quickly and locally.

Heritage looks forward to a continued partnership with the Washington State Housing Finance Commission and supporting the Housing Washington conference. Because when neighbors help neighbors, the whole community benefits. And that's true prosperity.



CONTINUE THE CONVERSATION



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Realize Anything

What good is line of sight if you have no insight? Insight incites change and change at the right time is foresight. We're experts in that — experts in seeing what's coming in affordable housing and offering data and insights for the path ahead. Examine everything, so you can realize anything.

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tdaguanno@nefinc.org | 971.404.6074

National Equity Fund, Inc. is a leading nonprofit LIHTC syndicator and pioneer in affordable housing with a mission to create and deliver innovative, collaborative financial solutions to expand the creation and preservation of affordable housing.
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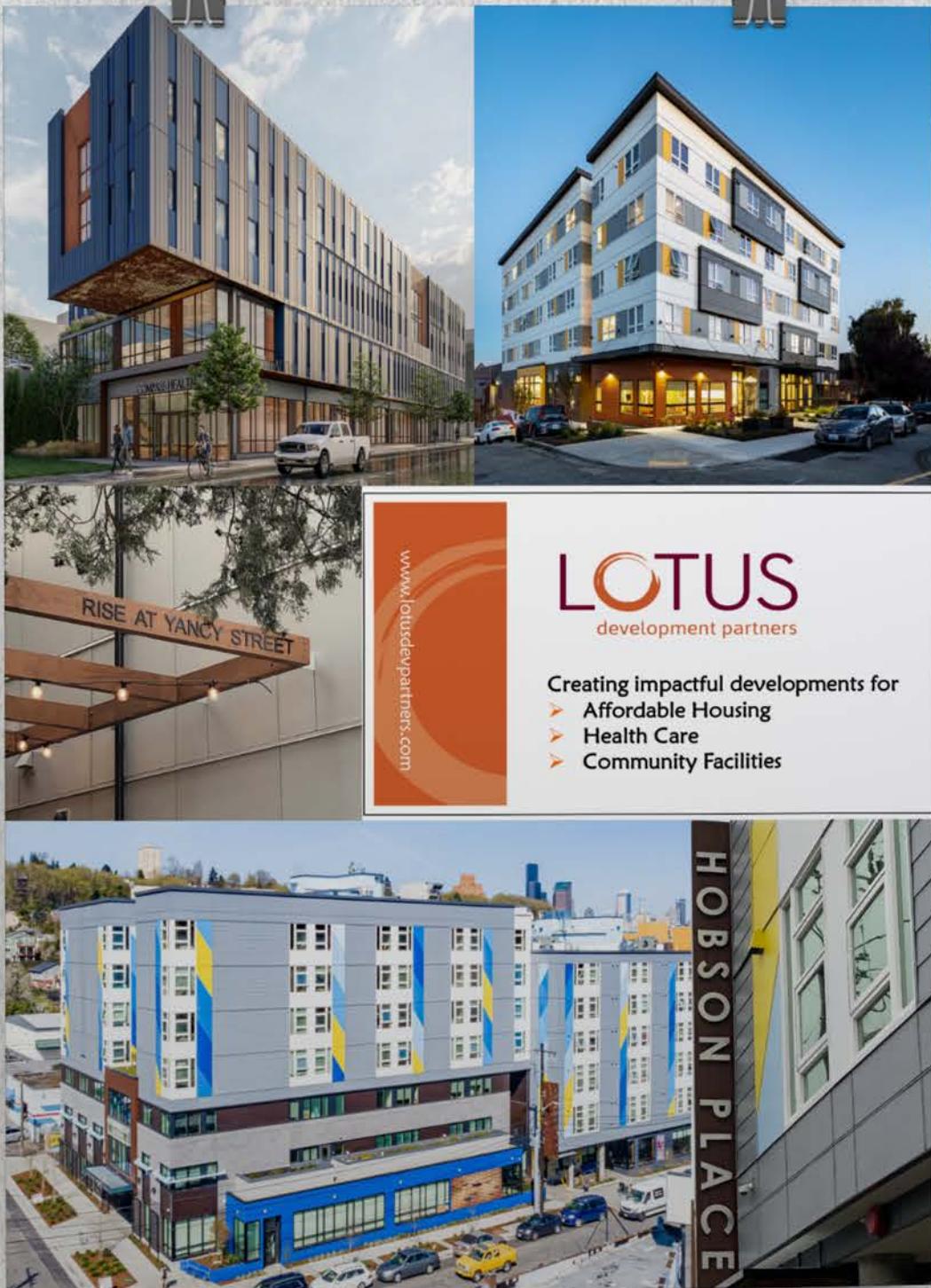
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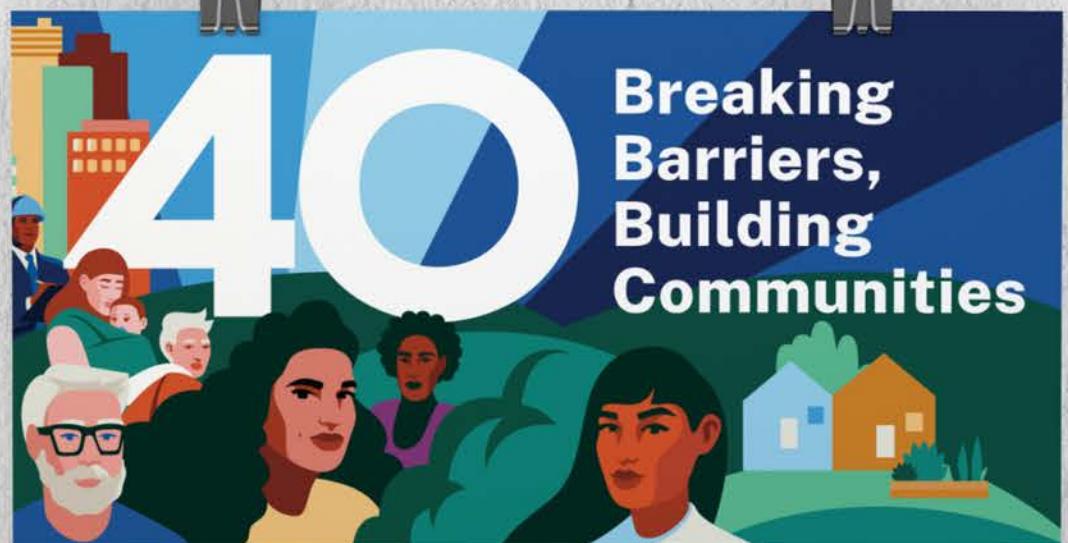

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Vice President & Market Leader
Enterprise Community Partners
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Executive Vice President
Bellwether Enterprise Real Estate Capital, LLC
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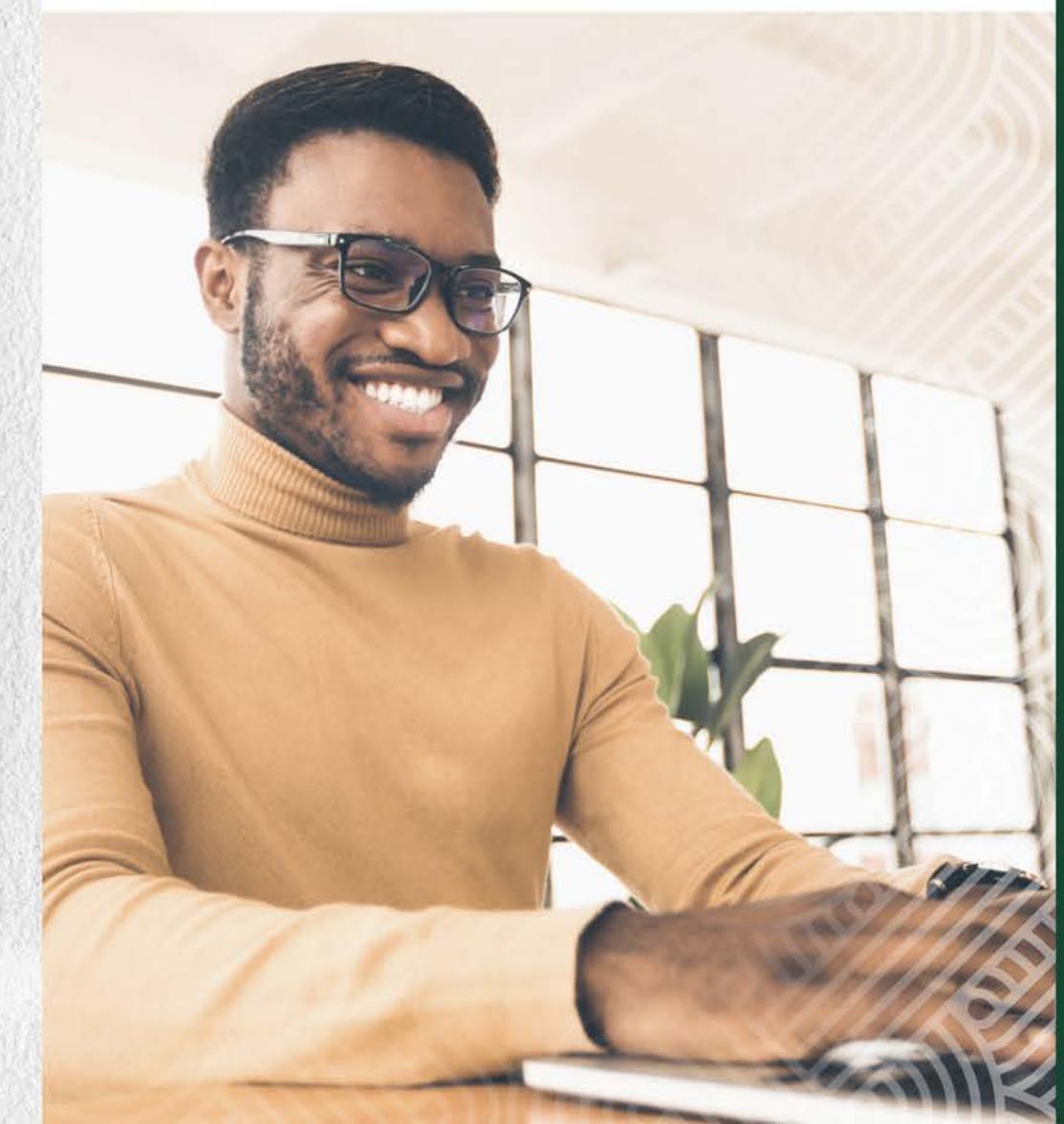
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OCT. 3 - 5 2023

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