



Celebrating 20 Years

THE 20TH ANNUAL AFFORDABLE
HOUSING CONFERENCE

October 7–9, 2013

*Spokane Convention Center
Spokane, Washington*

PROGRAM

PRESENTED BY



WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Opening doors to a better life



Department of Commerce
Innovation is in our nature.

IN PARTNERSHIP WITH



Dear Colleagues,

Welcome to *Housing Washington 2013*! This year is special for many reasons – one of which is our 20-year anniversary milestone. For two decades we have gathered together in a shared mission to advance affordable housing solutions, and this year we are excited to commemorate this amazing milestone of progress and collaboration with our industry friends and partners.

In addition to welcoming back popular keynote speakers who have contributed to past *Housing Washington* events, including Avi Friedman, Sherman Alexie and Nic Retsinas, we will celebrate the industry's affordable housing champions during our annual *Friend of Housing* luncheon on Tuesday afternoon. A special evening performance with the nationally renowned political comedy troupe Capitol Steps promises to get the laughs rolling.

Along with these special features, we encourage you to browse the robust and vibrant exhibitor showcase. This is your opportunity to network, learn about the latest industry products and services, and rub elbows with your colleagues and friends all in one place!

As we can never get too much of your feedback, please give us your comments throughout the conference and in the post-conference email survey. Your input guides our planning to ensure *Housing Washington* continues to successfully meet the industry's educational needs from year to year.

Thank you for your participation and continued support of *Housing Washington*!

Sincerely,



Kim Herman
Executive Director
Washington State Housing
Finance Commission



Brian Bonlender
Director
Department of Commerce



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OUR SPONSORS

Thank you to the following organizations for their support and promotion of this year's conference.

Platinum

Bank of America



Bank of America has a unique responsibility to help promote economic recovery, stability and growth through lending, investing and giving. In 2012, we provided \$75.1 billion in residential first mortgages, helping more than 305,000 people either purchase a home or refinance an existing mortgage, including \$15.5 billion in first mortgages to more than 97,000 low- to moderate-income (LMI) customers – about one-third of all first mortgages provided. The bank has partnerships with more than 550 HUD-approved homebuyer education providers and 2,200 affordable housing programs. In addition to numerous efforts to assist distressed homeowners, Bank of America also has Customer Assistance Centers in hard hit markets across the country, including one in Seattle. Through outreach efforts, we partner with a wide array of leading policy experts and nonprofit organizations to ensure that our lending and assistance efforts are having the greatest impact.

CHASE

Chase takes pride in working to develop vibrant and diverse communities. Through our Community Development Banking group, we provide a range of solutions that meet the needs of low- and moderate-income households and communities in Washington and across the United States. Chase distinguishes itself as a national leader in community development by providing loans, investments, and community development services. A primary tool is financing for affordable housing and economic development projects in the form of construction loans, permanent loans, and letters of credit. Chase is also active in support of commercial projects through the New Market Tax Credit program. We manage proprietary NMTC allocations received by the U.S. Department of Treasury as well as investments with third-parties. In addition, Chase is an active financial resource for the community development industry with financing products for other partners and intermediaries active in community development that finance or invest in affordable housing, charter schools, healthcare facilities, etc. Finally, the people of Chase are active members of the communities in which they work through non-profit boards, advisory groups, and other volunteer activities.

UnionBank

With a history of over 100 years in the Northwest, and a proven track record in community development, Union Bank is a financial partner you can count on. Union Bank offers solutions from construction lending to tax credit equity and global treasury management. That adds up to experience that can help save you time and gain flexibility for even the most complex projects. It's a consistent community partnership.

usbank

At U.S. Bank, building strong communities and changing lives through partnerships is an important part of our business. We are pleased to partner with many organizations that develop and preserve affordable housing throughout Washington. U.S. Bank brings together many resources including grants, innovative financing structures, tax credit investments, flexible mortgage products and down payment assistance, to meet Washington's affordable housing needs. We offer creative solutions to help ensure that people in our state have access to safe, attractive and affordable housing.

OUR SPONSORS

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OUR SPONSORS

Bronze

Cascade Affordable Housing Consultants
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National Development Council/NDC Corporate
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The Richman Group Affordable Housing Corp.
Washington Community Reinvestment
Association

Precious Gem

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Exhibitor

AHRP/ORWACA/HARRP
Ally Community Development
AmericanWest Bank
Association of Washington Housing Authorities
Cascade Management, Inc.
Citi Community Capital
GGLO
HAI Group
Novogradac & Company LLP
Otak, Inc.
Precision Concrete Cutting
Propel Insurance
Walsh Construction Company
ZoomGrants

Nonprofit & Government

AHMA of WAWA CARH
AptFinder.org
Bellwether Housing
CMS Contract Management Services
Comprehensive Health Education Foundation/Pacific Northwest Regional
Council of NAHRO/Association of Washington Housing Authorities
Common Ground
Community Frameworks
Digital Promise
Emmons Modular/NAYA Family Center
Environmental Works
HomeSight
HousingSearchNW.org powered by Socialserve.com
myHomeKeeper.org
Northwest Indian Housing Association
Office of Rural and Farmworker Housing
Parkview Services
Rural Community Assistance Corp
USDA Rural Development
Washington Homeownership Resource Center
Washington Multi-Family Housing Association
Washington State Department of Labor & Industries

OVERVIEW

EVENT LOCATIONS

Conference sessions are located at the Spokane Convention Center. Tuesday night's reception is at The Davenport Hotel, followed by the Capital Steps performance at the Bing Crosby Theater. Review the shuttle schedule for departure times.

The Davenport Hotel: 10 S Post Street

The Bing Crosby Theater: 901 W Sprague Street

CONFERENCE CHECK-IN

Location: Theater Lobby

Hours: Monday, October 7: 1:30 – 5:30 p.m.

Tuesday, October 8: 7:00 a.m. – 5:00 p.m.

Wednesday, October 9: 7:00 a.m. – Noon

NAME BADGES

Your name badge is your meal ticket and entry into all sessions, receptions and the Capital Steps performance.

AV TECH ROOM

Location: Room 203

Technicians are available for computer assistance as follows:

Monday, October 7: 3:00 – 5:30 p.m.

Tuesday, October 8: 7:00 – 9:45 a.m.

Wednesday, October 9: 7:00 – 9:30 a.m.

SPEAKER BIOGRAPHIES

Speaker bios are posted at www.wshfc.org/conf/program.

Display copies are available at Registration Check-In and the Resource Table.

CONFERENCE EVALUATION

An overall conference evaluation will be emailed to all participants post-conference.

AMENITY LOCATIONS

Speaker Prep Room: 201C

Message & Job Board: Theater Lobby

Internet Lounge: 2nd Floor West Lobby

Resource Table: 2nd Floor East Lobby

Power Station: Ballroom 100C

SPOKANE CONVENTION CENTER PARKING

There are paid parking lots to the south of the Spokane Convention Center and a number of parking meters in the area.

SCHEDULED SHUTTLE SERVICE

Provided in a continuous loop as follows:

Monday, October 7:

4:00 – 6:00 p.m.

(Davenport Tower ➔ Spokane Convention Center)

Tuesday, October 8:

7:00 – 8:30 a.m.

(Davenport Tower ➔ Spokane Convention Center)

5:15 – 6:15 p.m.

(Spokane Convention Center ➔ Davenport Tower)

8:35 – 9:05 p.m.

(Bing Crosby Theater ➔ DoubleTree by Hilton)

Wednesday, October 9:

7:00 – 8:30 a.m.

(Davenport Tower ➔ Spokane Convention Center)

2:30 – 3:30 p.m.

(Spokane Convention Center ➔ Davenport Tower)

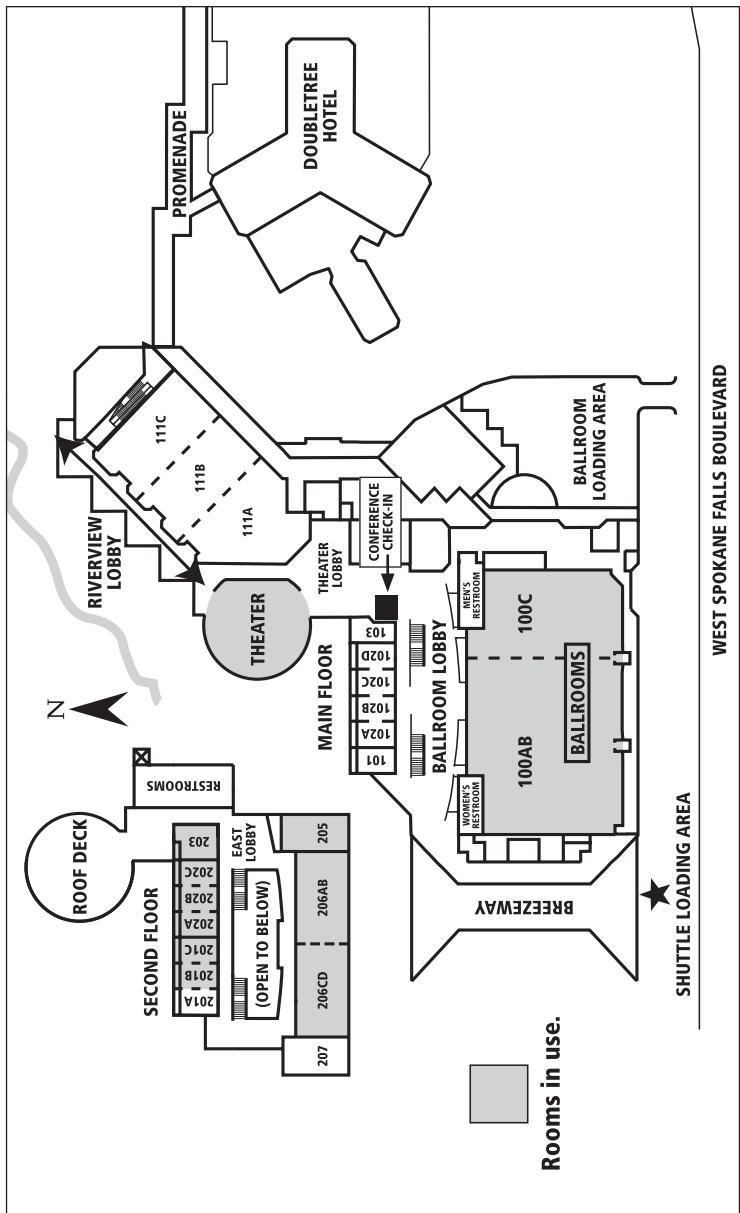
Boarding Locations:

Davenport Tower: Outside the front entrance on W. 1st Avenue

Spokane Convention Center: Turnout under the marquee on Spokane Falls Boulevard

Bing Crosby Theater: NW corner of Sprague & Lincoln streets

Don't miss your chance to win a \$25 Amazon gift card. See details on page 35.



Washington State Housing Finance Commission

David Clifton
Margret Graham
Jama Hawk
Christian Hayes
Jason Hennigan
Michael Soper

Washington State Department of Commerce

Dena Harris
Jeff Spring

Washington Low Income Housing Alliance

Denise Rodriguez

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Photos will be taken of attendees, speakers and exhibits. Images are the property of *Housing Washington* and may be used for future promotional purposes in both electronic and print formats.

KEYNOTE SPEAKERS

Tuesday, October 8

OPENING ADDRESS

Nicolas P. Retsinas,

Senior Lecturer in Real Estate, Harvard Business School; Director Emeritus, Harvard University's Joint Center for Housing Studies



Prior to Harvard, Nicolas Retsinas' work included Assistant Secretary for Housing-Federal Housing Commissioner at U.S. HUD, the Board of the FDIC, the Federal Housing Finance Board and the Neighborhood Reinvestment Corporation. He currently serves on the Board of Trustees for Enterprise Community Partners, Community Development Trust, Inc., Freddie Mac and the Center for Responsible Lending. Nic has received numerous prestigious awards and was inducted into the National Housing Hall of Fame, the Affordable Housing Hall of Fame and was named one of the 100 most influential real estate leaders. In 2011, the National Housing Conference named him Person of the Year.

Wednesday, October 9

MORNING ADDRESS

Avi Friedman,

Ph.D., Professor; Director, Affordable Homes Research Group, School of Architecture McGill University



Dr. Avi Friedman received his Bachelor's degree in Architecture and Town Planning from the Israel Institute of Technology, his Master's Degree from McGill University, and his Doctorate from the University of Montréal. In 1988, he founded the Affordable Homes Program at the McGill School of Architecture where he teaches. He is also an Honorary Professor in Lancaster University in the U.K. He is known for his housing innovation and in particular for the Grow Home and Next Home designs. He is the author of 12 books and a syndicated columnist. Avi is a practicing architect and the recipient of numerous awards including the Manning Innovation Award and the United Nations World Habitat Award. In the year 2000 he was selected by *Wallpaper* magazine as 1 of 10 people from around the world "most likely to change the way we live."

CEU CREDITS

CEU credits from the Washington Council of the American Institute of Architects are available to qualifying candidates. A conference "Certificate of Completion" is also available to self-reporting attendees. Please see the CEU table near Conference Check-In for details and reporting forms.

CLOSING ADDRESS

Sherman Alexie,

Author, Poet & Filmmaker



Sherman Alexie was named as one of The New Yorker's 20 top writers for the 21st century. After growing up on the Spokane Indian Reservation, a college professor recognized his "intensity of language, passion and energy." A gifted orator, he tells tales of contemporary American Indian life laced with razor-sharp humor, unsettling candor and biting wit. Sherman's novels received numerous recognitions and include *Reservation Blues*, *Indian Killer*, *The Toughest Indian in the World*, *Ten Little Indians*, *The Absolutely True Diary of a Part-Time Indian*, *Flight*, and *Face*. He wrote and produced the film, *Smoke Signals*, *The Lone Ranger* and *Tonto Fistfight in Heaven* and *The Business of Fancydancing*.

PROGRAM

Monday, October 7

1:00 – 4:00 p.m.

Exhibit Setup

Location: Ballroom 100C & Ballroom Lobby

1:30 – 5:30 p.m.

Conference Check-In

Location: Theater Lobby

2:00 – 4:00 p.m.

Special Tour

Departure Location: Turnout under the marquee on Spokane Falls Boulevard

The Spokane Low Income Housing Consortium leads this complimentary tour of over 250 brand new Spokane affordable rental homes in a full-range of housing types. Separate registration required.

5:00 – 6:00 p.m.

Welcome Reception

Location: Ballroom 100C & Ballroom Lobby

Enjoy light treats while mingling with colleagues and exhibitors at this casual gathering and kick-off.

BOOKSTORE

Location: Theater Lobby

Wish you could hear more from our speakers? Stop by Auntie's Bookstore to browse and purchase best sellers from some of *Housing Washington*'s top speakers over the past 20 years. Credit cards and cash accepted. Bookstore hours are as follows:

Tuesday, October 8: 2:00 – 5:30 p.m.

Wednesday, October 9: Noon – 2:30 p.m.

Tuesday, October 8

7:00 a.m. – 5:00 p.m.

Conference Check-In

Location: Theater Lobby

7:00 – 8:30 a.m.

Morning Breakfast Jumpstart

Location: Ballroom 100C & Ballroom Lobby

Enjoy breakfast, engage in lively peer-to-peer networking and browse the exhibits for exciting products and services.

8:30 – 10:00 a.m.

Opening General Session

Location: Ballroom 100A&B

Welcome: Karen Miller, Chair, Washington State Housing Finance Commission

Comments: Dan McConnon, Deputy Director, Washington State Department of Commerce

Comments: Chuck Weinstock, Vice President, Community Development Banking, Chase

Keynote Address:

State of the Nation's Housing

Nicolas P. Retsinas, Senior Lecturer in Real Estate, Harvard Business School; Director Emeritus, Harvard University's Joint Center for Housing Studies



10:00 – 10:15 a.m.

Beverage Break

Location: 2nd Floor East Lobby

PROGRAM

10:15 – 11:45 a.m.
Focus Sessions

T1 Understanding The New Foreclosures Fairness Act

Location: Room 206AB

*Presenters: Denny Eliason, Founding Partner, Alliances Northwest
Dan McConnon, Deputy Director, Washington State Department of Commerce*

Bruce Neas, Working Families Project Coordinator, Columbia Legal Services

Foreclosures are still a reality. In follow up to last year's analysis of the Foreclosure Fairness Act, our experts will present the most recent updates and the current status of this law, including a discussion on what the future of this program holds for residents of Washington state.

T2 Building Science For Sustainable Asset Management

Location: Room 202

Presenter: John Straube, Ph.D., P.Eng., Principal, Building Science Consulting Inc.

Asset managers looking for sustainable ways to reduce utility and other costs at their properties will find natural allies in the world of building science. Learn what is possible using building science techniques and the types of analysis that can be undertaken on new and existing buildings. Hear a review of strategies for the design and construction of new very low energy use, durable, easy-to-maintain mid-rise residential buildings and for improving the energy and durability performance of existing building enclosures.

T3 Building Communities For The Next 20 Years

Location: Theater

Presenter: Eileen Fitzgerald, CEO, NeighborWorks America

Explore how communities may change over the next 20 years and how the community development field will need to adapt to meet the future. Topics include changes in demographics; how people will live and work; how those factors might impact consumer demands and housing choices; and strategies the community development field may employ to meet the changing demands of customers and communities.

T4 Innovation, Partnerships & New Models Of

Senior Housing

Location: Room 206CD

Presenters: Darlene Storti, Executive Director, Northaven Independent Senior Living

Valerie Thiel, Principal, Sage Architectural Alliance

Jay Woolford, Executive Director, Senior Housing Assistance Group

See how innovative approaches are raising the bar for the quality of senior housing in our region. This session will examine projects and creative leadership not stopped by the barriers of regulations or too little money. Presenters will explore connected, vibrant communities and those that inspired their organizations to move forward.

T5 Housing 101+

Location: Room 205

Presenter: Paul Purcell, President, Beacon Development Group

Receive an interactive introduction to affordable housing development in today's dynamic environment. This practical session is for anyone and everyone who wants, or needs, to develop their industry knowledge including the process, layers, market, and skills. It's 101 + a little more.

11:45 a.m. – 1:45 p.m.

Lunch

20th Annual Friend of Housing Awards

Location: Ballroom 100A&B

Host: Kim Herman, Executive Director, Washington State Housing Finance Commission

Comments: Linda Elkin, Spokane Regional President, U.S. Bank

Enjoy this celebration featuring inspiring stories of remarkable accomplishments from people working in the public, private and independent sectors of the industry. *Presented by the Washington State Housing Finance Commission.*

1:45 – 2:15 p.m.

Happy Anniversary Social

Location: Ballroom 100C & Ballroom Lobby

Celebrate the 20th Anniversary of *Housing Washington* and the collective accomplishments of Washington's affordable housing industry, while networking with exhibitors and colleagues.

PROGRAM-AT-A-GLANCE

Monday, October 7

1:00–4:00pm	Exhibit Setup Location: Ballroom 100C & Ballroom Lobby	
1:30–5:30pm	Conference Check-In Location: Theater Lobby	
2:00–4:00pm	Special Tour Hosted By Spokane Low Income Housing Consortium (<i>separate registration</i>) Departure Location: Turnout under the marquee on Spokane Falls Boulevard	
5:00–6:00pm	Welcome Reception Location: Ballroom 100C & Ballroom Lobby	

Tuesday, October 8

7:00–8:30am	Conference Check-In (until 5:00pm) Location: Theater Lobby		Morning Breakfast Jumpstart Location: Ballroom 100C & Ballroom Lobby					
8:30–10:00am	Opening General Session Welcome: Karen Miller, Chair, Washington State Housing Finance Commission Comments: Dan McConnon, Deputy Director, Washington State Department of Commerce Comments: Chuck Weinstock, Vice President, Community Development Banking, Chase Keynote Address: Nicolas P. Retsinas, Senior Lecturer In Real Estate, Harvard Business School;  Director Emeritus, Harvard University's Joint Center For Housing Studies State Of The Nation's Housing Location: Ballroom 100A&B							
10:00–10:15am	Beverage Break — Location: 2nd Floor East Lobby							
10:15–11:45am Focus Sessions	T1 Understanding The New Foreclosures Fairness Act Location: Room 206AB	T2 Building Science For Sustainable Asset Management Location: Room 202	T3 Building Communities For The Next 20 Years Location: Theater	T4 Innovations, Partnerships & New Models Of Senior Housing Location: Room 206CD	T5 Housing 101+ Location: Room 205			
11:45–1:45pm	Lunch 20th Annual Friend Of Housing Awards <i>Presented by the Washington State Housing Finance Commission</i> Host: Kim Herman, Executive Director, Washington State Housing Finance Commission Comments: Linda Elkin, Spokane Regional President, U.S. Bank Location: Ballroom 100A&B							
1:45–2:15pm	Happy Anniversary Social Location: Ballroom 100C & Ballroom Lobby							
2:15–3:30pm Focus Sessions	T6 The Role & Future Of Housing Authorities & The Federal Budget Location: Theater	T7 Better Process = Better Projects Location: Room 202	T8 Almost A Merger: The ACE – REACH Journey To Successful Collaboration Location: Room 206CD	T9 Get Shorty! Location: Room 206AB	T10 Cottage Homes: Pre- & Post-Disaster Location: Room 205			
3:30–3:45pm	Beverage Break — Location: 2nd Floor East Lobby							

PROGRAM-AT-A-GLANCE

Tuesday, October 8

3:45–5:00pm Focus Sessions	T11 Reconnecting America's Housing & Transportation Location: Room 206AB	T12 Asset Management: Identifying Design Flaws & How To Avoid Them Location: Room 202	T13 Prefabulous Efficient & Sustainable Homes Location: Room 206CD	T14 End Homelessness With Permanent Supportive Housing Location: Theater	T15 A Need, A Want, A Leveraged Asset: Four Years After The Great Recession Location: Room 205
5:15–6:15pm	Shuttle From The Spokane Convention Center To The Davenport Hotel Departure Location: Turnout under the marquee on Spokane Falls Boulevard				
5:30–7:00pm	Performance Prelude Location: Grand Pennington Ballroom, The Davenport Hotel				
7:30–8:30pm	Capitol Steps: An Exclusive Performance Location: The Bing Crosby Theater				
8:35–9:05pm	Shuttle From The Bing Crosby Theater To DoubleTree By Hilton Spokane City Center Departure Location: NW corner of Sprague & Lincoln streets				

Wednesday, October 9

7:00–8:30am	Conference Check-In (until noon) Location: Theater Lobby		Morning Breakfast Jumpstart Location: Ballroom 100C & Ballroom Lobby					
8:30–9:45am	General Session  Host: Rachael Myers, Executive Director, Washington Low Income Housing Alliance Comments: Jan Laskey, Senior Vice President, Community Development, Bank of America Keynote Address: Avi Friedman, Ph.D., Professor; Director, Affordable Homes Research Group, School of Architecture, McGill University Affordable Housing Around The World Location: Ballroom 100A&B							
9:45–10:00am	Beverage Break — Location: 2nd Floor East Lobby							
10:00–11:00am Focus Sessions	W1 Housing America's Future: New Directions For National Policy Location: Room 206AB	W2 AMP Initiative Location: Room 206CD	W3 Legislative Roundtable Location: Theater	W4 Moving Youth Off The Streets Location: Room 202				
11:00–11:15am	Beverage Break Location: 2nd Floor East Lobby		Exhibit Passport Submissions Location: Registration Check-In					
11:15am–12:15pm Focus Sessions	W5 Making Sense Out Of A Dysfunctional Washington Location: Theater	W6 Incorporate Universal Design Without Breaking The Bank Location: Room 206AB	W7 Making Digital Media Work When Dollars Are Tight Location: Room 202	W8 Biggest Bang For The Buck: Round 3 Location: Room 206CD				
12:15–2:00pm	Closing Lunch  Host: Paul Edwards, Deputy Director, Washington State Housing Finance Commission Comments: Bryan Friend, Vice President, Community Development Finance, Union Bank, NA Closing Keynote Address: Sherman Alexie, Author, Poet & Filmmaker Without Reservations: An Urban Indian's Irreverent Look At The World Location: Ballroom 100A&B							

PROGRAM

2:15 – 3:30 p.m.
Focus Sessions

T6 The Role & Future Of Housing Authorities & The Federal Budget

Location: Theater

Presenter: Preston Prince, Executive Director & CEO, Fresno Housing Authority

Sequestration has led to deep cuts in Federal funding for core housing programs operated by Public Housing Authorities, particularly the Housing Choice Voucher and Public Housing programs. Hear insights into PHAs, including how they have been adapting, what they are doing to keep the doors open, how they're working with families and what can be expected in 2014 and beyond.

T7 Better Process = Better Projects

Location: Room 202

Presenter: Alistair Jackson, CSBA, LEED® AP BD+C, Homes, Principal, O'Brien & Company

New performance objectives for affordable housing demands new knowledge, skills, resources and relationships. Bringing the right people to the team and using the right mental models will yield more reward for less dollars than any amount of equipment and technology. Learn what leading project teams do to produce high-performance outcomes – comfortable, healthy, affordable, durable and maintainable – and avoid the common pitfalls.



T8 Almost A Merger: The ACE – REACH Journey

To Successful Collaboration

Location: Room 206CD

Moderator: M.A. Leonard, Vice President & Pacific Northwest Market Leader, Enterprise Community Partners, Inc.

Panelists: Susan Duren, President, Washington Community Reinvestment Association

Leah Greenwood, Former Executive Director, Affordable Community Environments (ACE)

Ben Nichols, Vice President of Partner Sustainability, Enterprise Community Partners, Inc.

Brett Sheehan, Board Member, REACH

Explore the very thoughtful process that ACE, a small nonprofit based in Vancouver, Washington, and REACH, a much larger nonprofit from Portland, Oregon, experienced as they merged to achieve greater mission focus and impact. Topics include why they chose to engage in the discussion; ACE's strategy; the tough points in the negotiation; how they approached merging their housing portfolio; and the reactions from the community and their funders.

T9 Get Shorty!

Location: Room 206AB

Presenters: Mark Dean, Managing Director, Citi Community Capital

Faith Pettis, Partner, Pacifica Law Group

This session will cover the combination of short term tax-exempt bonds, 4% LIHTC and FHA financing. The presenters, who have worked on many transactions, will demystify this seemingly complex, but very attractive, financing structure by covering what it is, how it works and who should use it.

PROGRAM

T10 Cottage Homes: Pre- & Post-Disaster

Location: Room 205

Presenter: Anne Duncan Cooley, Executive Director, Upper Valley Housing Coalition

When Tropical Storm Irene hit Vermont in 2011, hundreds of mobile homes were swept downstream and thousands were suddenly homeless. Unprepared for such a disaster, a group worked to design an energy efficient mobile home alternative that would be more disaster resilient and less expensive to heat than a replacement mobile home. Inspired by the "Katrina Cottages," the newly improved "Irene Cottages" balance affordability and energy efficiency goals. An initiative is underway to build these homes at a number of sites around Vermont. Learn more about the changes, the role of cottage homes and neighborhoods both pre-and post-disaster, as well as the future of the Irene Cottages.

3:30 – 3:45 p.m.

Beverage Break

Location: 2nd Floor East Lobby



3:45 – 5:00 p.m.

Focus Sessions

T11 Reconnecting America's Housing & Transportation

Location: Room 206AB

Presenter: Allison Brooks, Chief of Staff, Reconnect America

Transportation is the second highest expense American households face after the purchase or rental of a home. Yet, for decades, people have not factored in this significant cost when making housing decisions – a pattern that has contributed to suburban sprawl and identified by The Brookings Institution as contributing to the housing foreclosure crisis. Using case studies from diverse regions across the country, this session will focus on how diverse stakeholders from a variety of sectors are coming together to foster the implementation of equitable transit-oriented development in their respective regions. Hear about the current housing and transportation trends; policies and best practices; and transportation initiatives that strive to create truly complete communities.

T12 Asset Management: Identifying Design Flaws & How To Avoid Them

Location: Room 202

Presenters: Doug Ogden, Field Asset Manager, Housing Trust Fund, Washington State Department of Commerce

Joanne Quinn, Senior Community Development Specialist, Office of Housing, City of Seattle

Construction and design flaws can frequently be found during inspections. These flaws often turn into ongoing and unnecessary maintenance issues. This show and tell session will review examples of great ideas that turned into more work and higher maintenance costs.

T13 Prefabulous Efficient & Sustainable Homes

Location: Room 206CD

Presenter: Sheri Koones, Author & Journalist

Hear some of the reasons to construct homes using prefabricated construction and how these prefab methods have resulted in greener structures than most site-built ones. Examples will be provided showing some of the most efficient prefab houses in the U.S., along with a review of the variety of prefab methods used to build them. Learn different ways used to save energy and build more environmentally friendly and healthy.

PROGRAM

T14 End Homelessness With Permanent Supportive Housing

Housing

Location: Theater

Presenter: Nan Roman, President & CEO, National Alliance to End Homelessness

Permanent supportive housing – housing with permanent rent subsidies and supportive services – is an evidence-based solution to chronic homelessness. It is being used for other populations as well. This session will briefly review the history of permanent supportive housing, and various models including Housing First. Join in a discussion of opportunities and challenges for the future in the context of budget cuts, health care reform and the federal commitment to end chronic and veteran homelessness.

T15 A Need, A Want, A Leveraged Asset: Four Years After The Great Recession

Location: Room 205

Presenter: John Mitchell, Economist, M&H Economic Consultants

The 2007-2009 recession impacted housing and public behavior. While the housing sector may be recovering, it's coming back in an altered state. As policymakers face different budget constraints, housing's favored status is under pressure. Adding to this instability is today's generation, who may think differently about housing after the recent economic downturn. This session will cover the prospects for the national and regional economies along with the implications for housing.

CALL FOR 2014 SPONSORS

An overview of 2014 sponsor benefits and opportunities can be found at www.wshfc.org/conf. Contact Catherine Filippini, Sponsorship Manager, at cfilippiniHW@gmail.com for more information.

5:15 – 6:15 p.m.

Shuttle From The Spokane Convention Center To The Davenport Hotel

Departure Location: Turnout under the marquee on Spokane Falls Boulevard

5:30 – 7:00 p.m.

Performance Prelude

Location: Grand Pennington Ballroom, The Davenport Hotel

Start the laughs before the show at this festive reception. Rub elbows with friends and colleagues while enjoying delectable hors d'oeuvres and no host beverages.



7:30 – 8:30 p.m.

Capitol Steps: An Exclusive Performance

Location: The Bing Crosby Theater

Hoot, howl and roar with one of the best political comedy troupes in the country.

8:35 – 9:05 p.m.

Shuttle From The Bing Crosby Theater To DoubleTree

Departure Location: NW corner of Sprague & Lincoln streets

PROGRAM

7:00 a.m. – Noon
Conference Check-In
Location: Theater Lobby

7:00 – 8:30 a.m.
Morning Breakfast Jumpstart
Location: Ballroom 100C & Ballroom Lobby
Enjoy breakfast and a final visit with exhibitors.

8:30 – 9:45 a.m.
General Session
Location: Ballroom 100A&B

Host: Rachael Myers, Executive Director, Washington Low Income Housing Alliance
Comments: Jan Laskey, Senior Vice President, Community Development, Bank of America



Keynote Address:
Affordable Housing Around the World

Avi Friedman, Ph.D., Professor; Director, Affordable Homes Research Group, School of Architecture, McGill University

9:45 – 10:00 a.m.
Beverage Break
Location: 2nd Floor East Lobby

**Please take a moment to complete
the session evaluations.**

Wednesday, October 9

10:00 – 11:00 a.m.
Focus Sessions

W1 Housing America's Future: New Directions For National Policy
Location: Room 206AB

Presenters: Nan Roman, President & CEO, National Alliance to End Homelessness
Barry Zigas, Director of Housing Policy, Consumer Federation of America

The Bipartisan Policy Center Housing Commission has released its report exploring the importance of housing to the economy, communities and families; describing the challenges we face today and in the future; and providing a set of key national recommendations. This session will discuss the Commission's innovative and focused deliberations and recommendations, and reflect on how this information might be useful in Washington state and the nation.

W2 AMP Initiative
Location: Room 206CD

Presenter: Derek Johnson, LEED® AP, Superintendent, Walsh Construction Company

Truly affordable projects far exceed code. They are durable, healthy, and efficient, built with regard to our place in the world. The AMP Initiative is a method that applies to Renovations and New Construction. It uses a total cost approach, providing the best choices at the earliest opportunity.

PROGRAM

W3 Legislative Roundtable

Location: Theater

Moderator: Rachael Myers, Executive Director, Washington Low Income Housing Alliance

*Panelists: Nick Federici, Government Affairs Consultant
The Honorable Michael Baumgartner, State Legislator,
Washington State Senate (6th District)
The Honorable Marcus Riccelli, State Legislator, Washington State
House of Representatives (3rd District)*

Join prominent leaders for a lively and interactive open forum discussion on Washington state's 2014 housing agenda. This is your opportunity to hear directly from state leaders and advocates about recent and upcoming budget and policy issues that impact affordable housing.



W4 Moving Youth Off The Streets

Location: Room 202

*Presenter: Melinda Giovengo, Ph.D., Executive Director,
YouthCare*

Using a continuum of care that best fits developmental needs of adolescents is the true intervention to prevent and end youth homelessness. Learn how YouthCare's focus on education and employment is effectively re-engaging young people with mainstream activities so they enter young adulthood struggles on a level playing field.

11:00–11:15 a.m.

Beverage Break

Location: 2nd Floor East Lobby

The first 15 completed Sponsor Showcase of Exhibitors passports turned in at Conference Check-In will receive a \$25 Amazon gift card.

Provided PowerPoint presentations will be posted to www.wshfc.org/conf.

11:15 a.m.–12:15 p.m.
Focus Sessions

W5 Making Sense Out Of A Dysfunctional Washington

Location: Theater

Presenter: David Bradley, Executive Director, National Community Action Foundation

Learn the outlook for federal housing support in the era of fiscal cliffs, sequestration, partisanship and the changing role of government.

W6 Incorporate Universal Design Without Breaking The Bank

Location: Room 206AB

Presenter: Richard Duncan, MRP, Executive Director, Universal Design Institute

This session will focus on affordable housing other than multi-family and will discuss basic universal features that can be accommodated in a low-cost manner.

W7 Making Digital Media Work When Dollars Are Tight

Location: Room 202

Presenter: Todd Herman, Co-Founder & Mobilizer, Crowdverb

Advanced – and expensive – digital tools abound, but when you're on a budget, you need efficiency. Hear from a serial start-up CEO, former Microsoft executive and national political operative on the seven ways your organization can multiply the power of digital in a restrained cost environment.

PROGRAM

W8 Biggest Bang For Your Buck: Round 3

Location: Room 206CD

Moderator: Heather Bunn, Vice President, RAFN

Presenters: Becky Bicknell, Senior Housing Developer, Bellwether Housing

Jeff Reibman, AIA, NCARB, LEED® AP BD+C, Principal, Weber Thompson

Building on last year's discussion, this session brings together multifamily building industry professionals to present best practices and lessons learned in multifamily construction.

Focus will be on roofing and apartment decks with design tips; product information; installation best practices; and long-term maintenance guidance. Recommendations will be provided to help guide decision making from the perspective of cost, long-term durability, ease of maintenance and sustainability. Come learn new "Do's and Don'ts" for your next multifamily rehab or new construction project.

12:15–2:00 p.m.

Closing Lunch

Location: Ballroom 100C

Host: Paul Edwards, Deputy Director, Washington State Housing Finance Commission

Comments: Bryan Friend, Vice President, Community Development Finance, Union Bank, NA

Keynote Address:

Without Reservations: An Urban Indian's Irreverent Look At The World

Sherman Alexie, Author, Poet & Filmmaker

Sherman Alexie's appearance is conditioned on the understanding that the reproduction or recording of his performance (reading, talk, interview, etc.) in any form, including but not limited to print, video, CD, electronic podcast, etc. is strictly prohibited.



Session topics & speakers are subject to change.

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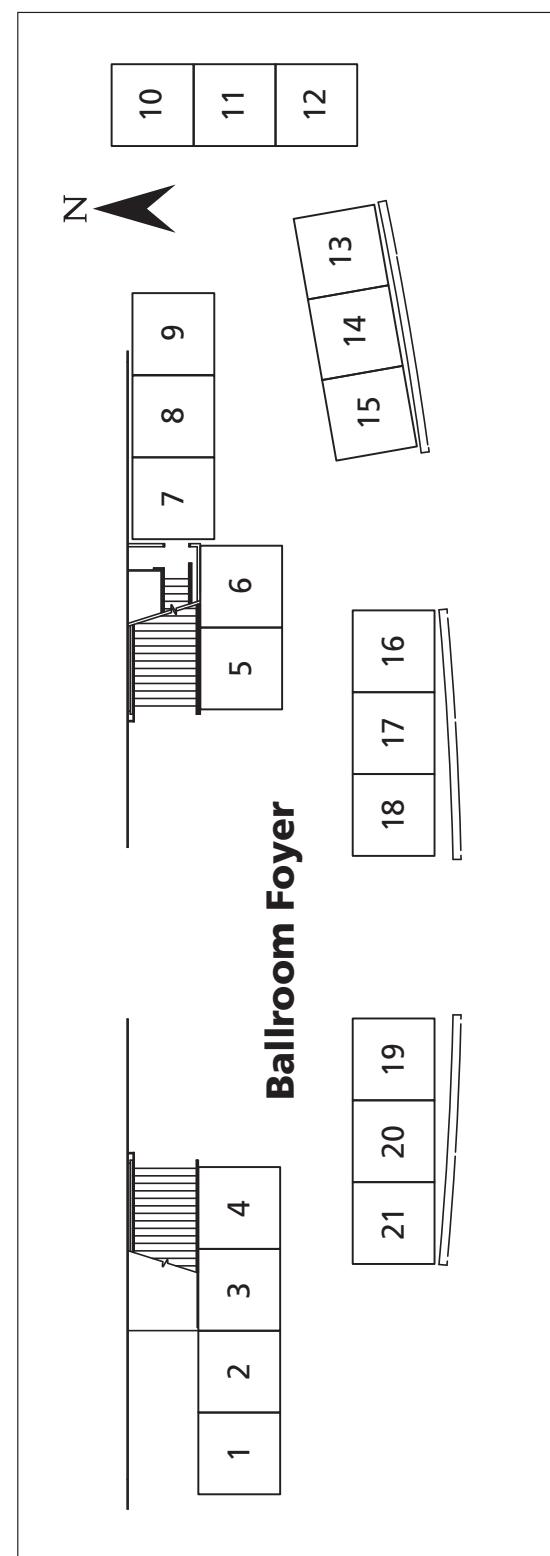
Browse the Sponsor Showcase of Exhibits. Visit each exhibitor to receive a special mark on your exhibit passport (located on pages 37-38). The first 15 completed passports will receive a \$25 Amazon gift card. To participate, turn in your filled passport at Conference Check-In during Wednesday's 11:15 a.m. Beverage Break (first come/first serve).

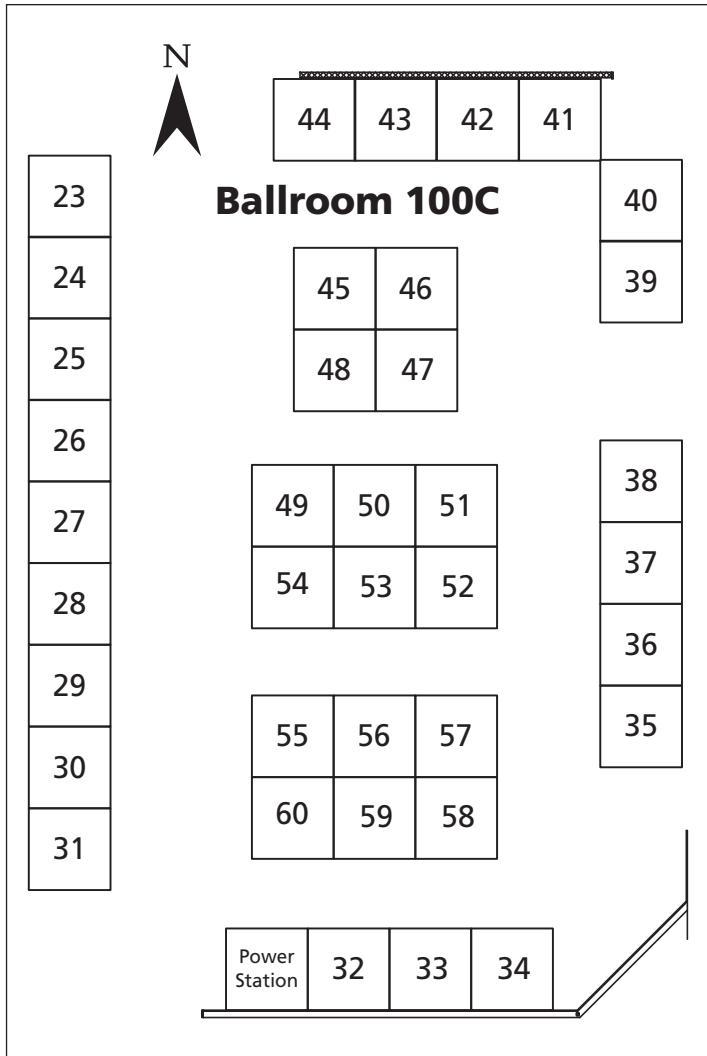
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for attending
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