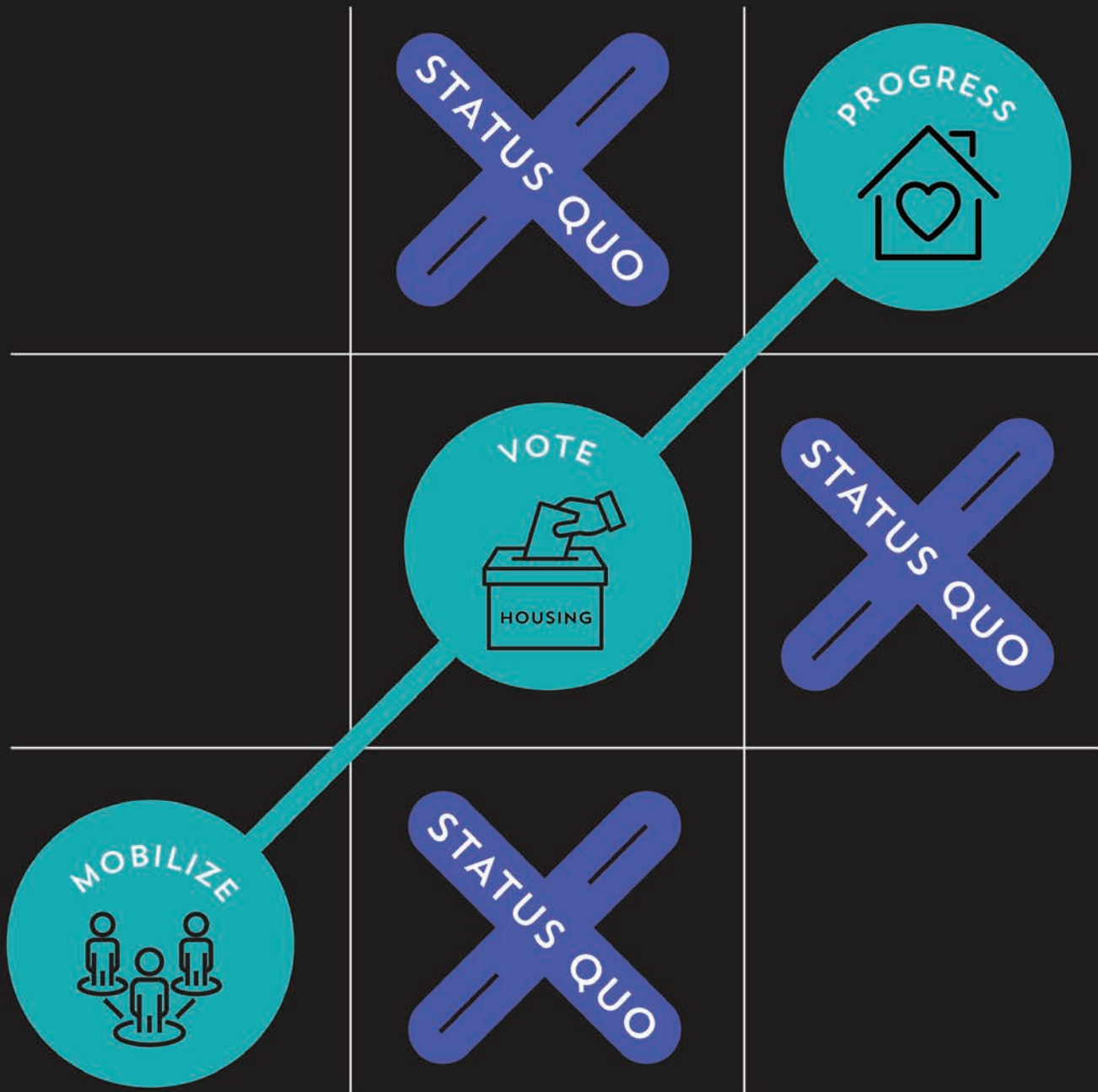


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# OPENING NOTE FROM SCANPH'S LEADERSHIP:

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SCANPH welcomes you to the 34th anniversary of our Annual Conference!

We're so pleased to welcome you back in person to our annual gathering, as we all know that during the last few years, COVID-19 has negatively impacted our ability to foster connections among our peers, partners, and the affordable housing community in a period of so many challenges. But the SCANPH community is ever resilient and we appreciate your patience, commitment, and enthusiasm for returning to our first in-person conference in more than two years! Woo hoo!

After a period of absence, we know you all are looking forward to the opportunities that make our annual conference special and a date you always save on your calendar: unique programming that helps us all learn, connect, and grow—and unrivaled networking to mingle with the industry's best and brightest. After all, who wouldn't miss getting to hang out with the talented, smart, and passionate people in the SCANPH community? We sure missed seeing your faces beyond the confines of a Zoom screen and we're so proud to see interest in the SCANPH Annual Conference continue to grow.

We ask you to join us in making this year's conference an inclusive and safe space for all participants: therefore, we ask for your patience, respect, and thoughtfulness in observing all COVID-19 protocols and policies established by SCANPH, our hotel and local regulations. Together, we can all make sure everyone has a positive conference experience. As the premiere affordable housing conference in the region, the event's growth and your attendance are encouraging signs of the devotion and mission-oriented focuses of our industry, as together we will continue to pursue solutions that get more and more people housed in our communities to address our state's housing and homelessness crises.

So thank you for participating—whether it's as an attendee, sponsor, workshop convener, exhibitor, volunteer, or speaker. It is your participation that makes the SCANPH Annual Conference the preeminent means of engaging the industry in educational training, technical assistance, and networking. We're all stronger when member engagement is strong so that we can learn from one another and advance policy solutions that will markedly improve the lives of those we serve. If today is your first time attending the conference, we invite you to consider becoming a member organization and adding your voice to our collective power. And if you haven't met many of the new staff who have joined the SCANPH team in the last few years, please say hello and get to know our team. We're eager for your ideas, opinions and feedback on how we can build political will and industry capacity.

Finally, we must not forget to acknowledge all the supporters in the SCANPH community. Thank you to all of our members, sponsors, partners, board members, staff, and volunteers for their dedicated efforts in making all the work we do possible.

Thank you,



**Nicole Norori**  
SCANPH Board President  
California Housing Partnership  
Director, Financial Consulting,  
Central Coast Region



**Alan Greenlee**  
SCANPH Executive Director





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# CONFERENCE AT A GLANCE

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## DAY 1 THURSDAY, 10/27

.....

12:30 P.M. - SEMINAR REGISTRATION OPENS

1:30 P.M. - SEMINARS BEGIN

3:00 P.M. - COFFEE BREAK

5:30 P.M. - SEMINARS CONCLUDE

6:00 P.M. - KICK-OFF RECEPTION & AWARDS CEREMONY AT FRANKIE

## DAY 2 FRIDAY, 10/28

.....

8:00 A.M. - REGISTRATION OPENS

9:00 A.M. - SPECIAL BREAKFAST SESSION: GOLD BALLROOM

10:00 A.M. - SESSION I WORKSHOPS

11:45 A.M. - SESSION II WORKSHOPS

1:15 P.M. - LUNCHEON AND KEYNOTE SPEAKER: PLATINUM BALLROOM

2:30 P.M. - SESSION III WORKSHOPS

4:00 P.M. - CLOSING RECEPTION



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Izaac Singh  
Director of Asset Management  
[isingh@merrittcap.org](mailto:isingh@merrittcap.org)



**12:30 P.M.: Seminar Registration Opens****1:30 P.M.: Seminars Begin****Developer's Toolbox: Tips of the Trade for Construction Contracts**

This informative workshop features two segments: Part I. Negotiating Construction Contracts: Avoiding Common Pitfalls; and Part II. Understanding Construction Risk and Insurance: Liability Risk and Insurance. You'll learn how to advocate for your position in negotiating professional service contracts during this seminar, which will cover the highly complex (and often misunderstood) world of construction contracts. While a great deal of time is often devoted to negotiating loan documents and partnership agreements, little – if any – energy is spent on negotiating the construction contract. On the insurance side, we'll learn about risk concepts, how to speak "insurance," pre-development concerns, insurance during development, contractual risk transfer, certificates of insurance, and the current state of the insurance market.

**Presenters:**

William DiCamillo, Partner, Goldfarb & Lipman LLP

Robyn Roesner, JD, CPCU, AAI, CRIS; Area Executive Vice President and National Director – Affordable Housing Nonprofit Practice, Gallagher

**Seminar Sponsors:****Improving Subcontractor Diversity in Affordable Housing Development: Solutions for Inclusive Procurement Opportunities**

Between 2015 and 2020, affordable housing developers spent upwards of \$52 billion, with 60% going to construction-related costs. But how can we ensure these resources and economic opportunities are more accessible to diverse firms, which are losing out on billions of dollars in potential contracts if we don't take concrete steps to diversify the pipeline and build capacity among BIPOC-led firms? Join us for a discussion on steps to drive forward racial and economic justice by investing in construction and construction-adjacent professional services firms led by people of color. This seminar will cover a framework for solutions, proposed legislation, a developer's roundtable on incentivizing inclusive procurement, and barriers deterring supplier diversity.

**Co-Presented in Partnership With:**

Tunua Thrash-Ntuk, CEO, The Center by Lendistry

SCANPH Board Member Denice Wint, Vice President of Real Estate Development at EAH Housing and Chair of SCANPH's Strategic Affairs Committee

**Seminar Sponsor: LA FAMILY HOUSING****3:00 P.M.: Coffee Networking Break****5:30 P.M.: Seminars Conclude****6:00 P.M.: Kick-Off Reception & Awards Ceremony at Frankie****Reception Sponsors:****Dessert Sponsor:**



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## DAY 2

FRIDAY, OCTOBER 28, 2022  
CONFERENCE PROGRAMMING

### 8:00 A.M.: Registration Opens

### 9:00 A.M.: Special Breakfast Keynote Session: Gold Ballroom II & III

Voices of Courage on a Monster of Our Own Making: A Frank Diagnosis of the Barriers to Solving the Homelessness Crisis from Outgoing Leaders

Speakers:

- **Mike Bonin**, Councilmember, LA City Council
- **Other Special Guests**
- **Moderator: Shashi Hanuman**, Executive Director, Public Interest Law Project

**Complimentary Breakfast  
Sponsored By:**



### Visit the Networking Lounge!

#### Open All Day in Gold Ballroom IV

Visit the networking lounge to take a breather, chat with friends, and find a quiet place to sit.

Sponsored By:



### 10:00 A.M.: Session I Workshops

### 11:15 A.M.: Networking Break

Grab a donut and coffee!

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### 11:45 A.M.: Session II Workshops

### 1:15 P.M.: Keynote Speaker & Luncheon Program

Keynote Sponsored By:



#### Welcoming Remarks

Nicole Norori, SCANPH Board President, Director of Financial Consulting, Central Coast Region, California Housing Partnership

#### Sponsor Recognition

Alan Greenlee, Executive Director, SCANPH

### 2022 Homes Within Reach Awards: Reception Recap and Developer of the Year

#### Keynote Speaker

David Ambroz, Author of "A Place Called Home: A Memoir;" national poverty and child welfare expert

### 2:30 P.M.: Session III Workshops

Coffee Break with CalSolar! Stop By Exhibit Booth #20 for Coffee with CalSolar!

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### 4:00 P.M.: Closing Reception

Located in the exhibitor hallway/ballroom foyer. Complimentary drinks!

Reception Sponsored By:







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# WORKSHOP SCHEDULE

<b>Big Hitters Track</b>  Platinum and Gold Ballrooms	<b>9:00 A.M. – 9:45 A.M.</b>  Special Breakfast Keynote Session  Gold II & III	<b>Sponsored By:</b>   <b>1:15 P.M. – 2:15 P.M.</b>  Keynote Speaker and Luncheon Program  Platinum Ballroom
<b>#PeoplePowerProgress: Power-Building Track</b>  Salon F	<b>Sponsored By:</b>  Los Angeles Department of Water & Power  <b>10:00 A.M. – 11:15 A.M.</b> Housing-Based Care Model: Empowering Residents to Determine Their Own Health	<b>11:45 P.M. – 1 P.M.</b> Meeting Families' Needs: Including Child Care in Housing Developments  <b>2:30 P.M. – 3:45 P.M.</b> Housing Angelenos At Scale: Social Housing + Innovation Opportunities through United to House LA
<b>Money Talks: Financing Track</b>  Salon G	<b>Sponsored By:</b>   <b>10:00 A.M. – 11:15 A.M.</b> Lessons from the SuperNOFA: Outcomes and Outlooks	<b>11:45 P.M. – 1 P.M.</b> Preventing Displacement and Stabilizing Communities: A Practitioner's Guide to Making Preservation Deals Work  <b>2:30 P.M. – 3:45 P.M.</b> Sustainability, Equity, and Community with AHSC + EPIC Grant Funding
<b>We the Housers: Policy &amp; Advocacy Track</b>  Salon I	<b>Sponsored By:</b>   <b>10:00 A.M. – 11:15 A.M.</b> Inflation, COVID, and Build Back Better: Federal Housing Policy Update After the Midterm Election	<b>11:45 P.M. – 1 P.M.</b> Project Labor Agreements 101: Nuts and Bolts  <b>2:30 P.M. – 3:45 P.M.</b> Utilizing Veteran Project-Based Units: Challenges, System Improvements, and Best Practices
<b>Outside the Box: Industry Innovation Track</b>  Plaza I & II	<b>Sponsored By:</b>   <b>10:00 A.M. – 11:15 A.M.</b> Casa Paloma: A Case Study on Modular Supportive Housing	<b>11:45 P.M. – 1 P.M.</b> Construction Cost Predictability in Unpredictable Times  <b>2:30 P.M. – 3:45 P.M.</b> Catalyst Fund for Change: Paving a Pathway for Transformational Affordable Housing Production Results
<b>Ruth Teague: Permanent Supportive Housing Track</b>  Plaza III	<b>Sponsored By:</b>   <b>10:00 A.M. – 11:15 A.M.</b> Incorporating Trauma-Informed Care into Permanent Supportive Housing	<b>11:45 P.M. – 1 P.M.</b> Housing First: In Principle vs. Practice  <b>2:30 P.M. – 3:45 P.M.</b> Recuperative Care for Dignified Healing: Redefining Interim Housing Typologies and Public/Private Solutions in a Continuum of Care
<b>Industry Forums Track</b>  Gold II & III	<b>Sponsored By:</b>   <b>11:45 P.M. – 1 P.M.</b> Public Funders Forum: Moderated by Mark Stivers	<b>2:30 P.M. – 3:45 P.M.</b> Investor & Lender Forum: Moderated by Adrienne Bussell
<b>Networking Lounge</b>  Gold IV	<b>Sponsored By:</b>  Come visit the Gold Ballroom, Section IV, to take a breather, chat with friends, and find a quiet place to sit. Gold Ballroom is down the escalators. Open all day.	



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# WORKSHOP SCHEDULE

**Session I Workshops: 10:00 A.M. – 11:15 A.M.**

## **1. HOUSING-BASED CARE MODEL: EMPOWERING RESIDENTS TO DETERMINE THEIR OWN HEALTH** **SALON F**

**Moderator: Ayako Utsumi**, MPH, Founder, Valon Consulting – Affordable Homes Development

**Laura Trejo** DSW, MSG, MPA, Director, Los Angeles County Aging & Disabilities Department

**Beth Southorn**, MACP, Executive Director, LifeSTEPS

**Christina Green**, MBA, MPH, Program Director, Housing as Health Care Initiative at UCLA Ziman Center for Real Estate

**Doug Cope**, President/CEO, Menorah Housing Foundation

Many residents of affordable housing are getting older, sicker, and require greater levels of care in the home, particularly after being discharged from a hospital or nursing home. How can housing providers serve as the nexus to facilitate a strong and coordinated system of care that efficiently and preemptively produces better health and housing outcomes? Join this workshop to learn about how housing, health, and services can better serve the vulnerable collaboratively. Panelists will share lessons learned from the early stages of Medi-Cal's historic Enhanced Care Management (ECM), In-Lieu of Services (ILOS), and other health coordination programs. Other topics will include funding sources for this care, addressing workforce shortage for this care, and learning about models that have worked in other parts of the country. Attendees will learn about what is happening to bring Support and Services at Home (SASH) to Los Angeles as CA Integrated Care at Home (CICH) under LeadingAge California. Housers must play a central role in wellness and disease prevention.

## **2. LESSONS FROM THE SUPERNOFA: OUTCOMES AND OUTLOOKS** **SALON G**

**Moderator: Paul Beesemyer**, Managing Director, California Housing Partnership

**Hector Leyva**, Section Chief, Department of Housing & Community Development

**Alejandro Martinez**, President, CRCD Partners

**Lara Regus**, Senior Vice President of Development, Abode Communities

The California Department of Housing and Community Development rolled out the first ever Multifamily Housing Finance SuperNOFA during 2022, which reflects a sea change in the state's approach to awarding resources for affordable homes. The rollout not only featured a combined, streamlined process but also new policy priorities. The SuperNOFA is here to stay and will grow to include more programs in the future. Learn how this change affects every developer in SCANPH's membership, as the panel of experts from inside and outside state government will explore what is working, what we are learning as the first funding round is evaluated, and what to expect in the future. A new process as complicated as this one inevitably has unintended consequences, and since it will encompass nearly all the gap financing dollars flowing from the state going forward, it is critical for stakeholders to 1.) understand the results that the first SuperNOFA round is on track to produce and the implications for future affordable housing developments; 2.) give HCD feedback on how to improve the process and policy focus; and 3.) shape the future direction of this critical program.

## **3. INFLATION, COVID, AND BUILD BACK BETTER: FEDERAL HOUSING POLICY UPDATE AFTER THE MIDTERM ELECTION** **SALON I**

**Moderator: Matt Schwartz**, President & CEO, California Housing Partnership

**Robin Hughes**, President & CEO, Housing Partnership Network

**Sarah Saadian**, Senior Vice President, Public Policy and Field Organizing, National Low Income Housing Coalition

**Luke Villalobos**, Director of Policy and Research, National Housing Conference

**Peter Lawrence**, Director of Public Policy & Government Relations, Novogradac

Join this session for an overview and update on federal housing funding, policy changes, and proposals that will impact the preservation and new construction of affordable rental housing in Southern California. You'll hear from DC-based housing experts about the potential outlook for affordable rental housing funding and policy in anticipation of the upcoming midterm elections, including proposals in the pending reconciliation bill, proposed funding levels in FY 2023 HUD spending bills, the prospects for LIHTC legislation in year-end tax legislation, Average Income Test final regulations, CRA regulatory reform, and other key regulatory priorities. Come prepared with questions to discuss advocacy priorities & opportunities for the SCANPH region!

# WORKSHOP SCHEDULE

Session I Workshops: 10:00 A.M. – 11:15 A.M.

## 4. CASA PALOMA: A CASE STUDY ON MODULAR SUPPORTIVE HOUSING PLAZA I & II

**Moderator: Ryan Lehman**, Director of Real Estate Development, American Family Housing  
**Lana P. Cook**, Director of Business Development, Prefab Logic  
**Paul Miller**, AIA, LEED AP, Project Manager, AMJ Construction Management  
**Hao Li**, Vice President, Citi Community Capital  
**Mark Plautz**, Project Manager, Cannon Constructors

While modular construction has been widely talked about as a way to build affordable housing more quickly and potentially at lower cost, it will take a critical mass of successful projects and lessons learned along the way to really scale up this approach. Casa Paloma took advantage of prior lessons learned to go remarkably smoothly, yet the development team still learned a number of valuable lessons that are already informing future projects and could help inform your own developments. Hear about the process employed and lessons learned firsthand from project team members involved on the newly completed Casa Paloma modular supportive housing development located in Orange County. Panelists will discuss details on the techniques employed by American Family Housing and its design/construction team to successfully build this 71-unit building within schedule and budget despite the challenges posed by COVID-19. The construction lender will describe the issues that had to be worked through to obtain credit approval. Powerful visuals will be presented to illustrate the solutions used. Come learn about modular best practices and the practical, specific knowledge that each team member learned along the way as this project was designed, permitted and built.

## 5. INCORPORATING TRAUMA-INFORMED CARE INTO PERMANENT SUPPORTIVE HOUSING PLAZA III

**Moderator: Suzette Shaw**, Advocate, Domestic Violence Homeless Services Coalition  
**Pamela Crenshaw**, Advocate, Domestic Violence Homeless Services Coalition  
**Amy Turk**, CEO, Downtown Women's Center  
**Iajhiah Giraud**, Domestic Violence Systems Alignment Manager, Los Angeles Homeless Services Authority

Trauma-Informed Care is essential to Permanent Supportive Housing (PSH) and supporting the individuals who reside there. As individuals developing, advocating for, and operating permanent supportive housing, SCANPH members are an integral part of incorporating Trauma-Informed Care into PSH. This workshop will detail the importance of trauma-informed care and steps developers can take to support people with lived experience of homelessness and domestic violence because everyone deserves safety, stability, and respect. The panel of experts will define trauma-informed care and why it is necessary, and discuss the need for trauma-informed supportive services from the PSH service provider. Panelists will also discuss trauma-informed architecture and how developers can create a safer space for individuals to heal from trauma as they develop new buildings. This workshop will feature diverse viewpoints to demonstrate how trauma-informed care can transform the PSH system.





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# WORKSHOP SCHEDULE

Session II Workshops: 11:45 A.M. - 1:00 P.M.

## 1. MEETING FAMILIES' NEEDS: INCLUDING CHILD CARE IN HOUSING DEVELOPMENTS SALON F

**Moderator: Angie Garling**, VP of Early Care and Education, Low Income Investment Fund  
**Erich Nakano**, Executive Director, Little Tokyo Service Center  
**Heather Vaikona**, President and CEO, Lift to Rise  
**Courtney Baltiysky**, Director, YMCA San Diego County  
**Eileen Monahan**, Consultant  
**Paul Cummings**, Senior Vice President and Director, National Affordable Housing Trust

Come learn about solutions to address the dire need for both affordable housing and child care, particularly in the Southern California region. Child care needs of young families have been historically ignored by state and local planning and community development entities, causing artificial barriers that increase burdens even on families who are able to access income supports. You'll learn from a unique, cross-sector panel of housing and early care and education (ECE) experts on strategies and best practices for co-locating ECE facilities within affordable housing developments, including successful case studies. Affordable, high-quality housing and child care opportunities are key determinants of short- and long-term development of young children, but too often, high costs force families to settle for substandard living or care arrangements.

## 2. PREVENTING DISPLACEMENT AND STABILIZING COMMUNITIES: A PRACTITIONER'S GUIDE TO MAKING PRESERVATION DEALS WORK SALON G

**Moderator: Ruby Harris**, Senior Director of Capital Solutions and Partnerships, Enterprise Community Partners  
**Stephanie Reyes**, Housing Finance Specialist, California Department of Housing and Community Development  
**Liz Bieber**, Manager, Housing Strategies, Los Angeles County Development Authority  
**Debbie Chen**, Director of Real Estate, Little Tokyo Service Center  
**Roberto Garcia-Ceballos**, Co-Director, Fideicomiso Comunitario Tierra Libre

The preservation of unsubsidized affordable housing ("naturally occurring affordable housing") is critical to maintaining affordability and preventing displacement of low-income residents and communities, yet it can be challenging for developers to build trust with existing residents, secure adequate acquisition rehab financing, and ensure long-term operational sustainability for these typically smaller, scattered site projects. This panel will explore practitioner successes and challenges on preservation deals (from pre-development through stabilization), and discuss groundbreaking new state funding sources (e.g. the Foreclosure Intervention Housing Preservation Program) that will help bring preservation to the next level.

## 3. PROJECT LABOR AGREEMENTS 101: NUTS AND BOLTS SALON I

**Moderator: Alejandro Martinez**, President, CRCDC  
**Julian Gross**, Law Office of Julian Gross  
**Ja'Nai Aubry**, Senior Policy Manager, Non-Profit Housing Association of Northern California (NPH)

Many affordable housing projects in Southern California and around the state are being constructed under project labor agreements (PLAs). What are PLAs? How do they differ from prevailing wage requirements, and "skilled and trained workforce" requirements? How are they negotiated? Most importantly, how do they affect construction of affordable housing projects? You'll learn all of these aspects of PLAs during this workshop, which will provide a "PLAs 101" overview, as well as real-world experience in construction of affordable projects under PLAs, with tips on how to balance these complex labor agreements with other policy goals. Attendees will walk away with a greater understanding of this complex area, learn how to evaluate proposed PLAs, and successfully implement them where necessary.

# WORKSHOP SCHEDULE

Session II Workshops: 11:45 A.M. - 1:00 P.M.

## 4. CONSTRUCTION COST PREDICTABILITY IN UNPREDICTABLE TIMES PLAZA I & II

**Moderator: Elise Puritz**, Business Development, HED  
**Welton Jordan**, Chief Real Estate Development Officer, EAH Housing  
**Otis Odell**, AIA, LEED AP, National Housing & Mixed-Use Sector Leader, HED  
**Patrick Otellini**, National Affordable Housing Director, Swinerton

Join this workshop to hear a panel of experts discuss thoughtful ways to navigate affordable housing in times of construction cost uncertainty through effective planning and value engineering while also maintaining a positive resident experience through design and construction built for longevity. Attendees will learn about cost trends in the construction industry; the impact of project delivery method and construction type (concrete, modular, mass timber) on construction costs and lifecycle maintenance costs; design considerations to reduce construction costs; potential costs savings from project delivery methods; how to prevent unknown factors that contribute toward cost increases; innovative solutions to value engineer building systems; how to build projects for lifecycle vs. first costs; and more!

## 5. HOUSING FIRST: IN PRINCIPLE VS. PRACTICE PLAZA III

**Moderator: Nicky Viola**, Senior Project Manager, Shelter Partnership, Inc.  
**Tricia Tasto Levien**, Vice President of Operations, Wakeland Housing and Development Corporation  
**Myong Kim**, LCSW, Chief Program Officer, Downtown Women's Center  
**Jennifer Lee**, LCSW, Director of Supportive Housing Services, PATH  
**Dora Leong Gallo**, President and Chief Executive Officer, A Community of Friends  
**Pamela Marshall**, Vocational Case Manager, FortifiLA  
**Leepi Shimkhada**, Deputy Director of Housing and Services for Housing for Health, Department of Health Services of Los Angeles County

California State Code requires permanent supportive housing developers to employ a Housing First approach and, accordingly, state and local financing authorities have incorporated this requirement into their funding notices. The problem is that there are no clear guidelines for implementation, which can cause confusion or conflicts and often lead to a disconnect between a project's supportive services plan, property management plan, and day-to-day operations. This workshop will involve a frank discussion about the hurdles practitioners face in implementing a truly Housing First model.

## 6. PUBLIC FUNDERS FORUM GOLD BALLROOM II & III (DOWNSTAIRS)

**Moderator: Mark Stivers**, Director of Legislative and Regulatory Advocacy, California Housing Partnership  
**Gustavo Velasquez**, Director, HCD  
**Anthony Zeto**, Deputy Director, TCAC  
**Ann Sewill**, General Manager, LA Housing Department  
**Lynn Katano**, Director of Housing Investment and Finance, Los Angeles County Development Authority (LACDA)

Get important updates on new policies, trends, regulatory changes, and funding sources from county and state agency leaders. Mark Stivers, Director of Legislative and Regulatory Advocacy at the California Housing Partnership, will ask all the pressing questions you want to hear about public funding and what lies ahead for 2023.

# WORKSHOP SCHEDULE

Session III Workshops: 2:30 P.M. – 3:45 P.M.

## 1. HOUSING ANGELENOS AT SCALE: SOCIAL HOUSING + INNOVATION OPPORTUNITIES THROUGH UNITED TO HOUSE LA SALON F

**Moderator: Becky Dennison**, Executive Director, Venice Community Housing Corporation  
**Caroline Calderon**, Project Manager, Little Tokyo Service Center  
**Faizah Barlas**, Director of Finance and Operations, Beverly Vermont Community Land Trust  
**Joan Ling**, SCANPH Board Member and Advisor to ACT-LA  
**Sandra McNeill**, Founding Principal, Sandra McNeill Consulting and Facilitator of ACT-LA's Social Housing Planning Team  
**Vanessa Luna**, Associate Director of Multifamily Housing, Brilliant Corners

If passed by voters this November, the United to House LA initiative will bring unparalleled resources to Los Angeles. The scale of the funding and the flexibility to operate without the constraints of leveraging obligations for this new source of funding means that we have an unprecedented opportunity to innovate and evolve how we build housing. The workshop will expose participants to the various innovative programs that will be funded once House LA passes at the ballot box. Among the expenditures structured into the initiative is an anticipated \$180-200 million annually for "Alternative Models of Permanent Affordable Housing."

## 2. SUSTAINABILITY, EQUITY, AND COMMUNITY WITH AHSC + EPIC GRANT FUNDING SALON G

**Moderator: David Hetherington**, Director of Development, Wakeland Housing  
**Casey Castor**, Building Science Analyst, GGA+  
**Alejandro Huerta**, TA provider of the Mission Heritage Plaza AHSC project and TA provider on behalf of the Strategic Growth Council, Enterprise Community Partners  
**Rose Mayes**, Executive Director, Fair Housing Council of Riverside

How can sustainable building/community traits be brought into development more regularly? You'll learn during this workshop, which will discuss funding from the Affordable Housing and Sustainable Communities (AHSC) program and its many benefits. Panelists will share tips on how to be competitive within round 7 of AHSC funding next February. Also, the panel will bring a lens on resiliency and building interoperability with the grid, such as the Union Tower project as a case study and its work related to EPIC challenge grant funding. Additionally, there will be a deeper look at the benefits to the community with AHSC funding, with a case study focused on the Riverside Mission Heritage project and the Fair Housing Council.

## 3. UTILIZING VETERAN PROJECT-BASED UNITS: CHALLENGES, SYSTEM IMPROVEMENTS, AND BEST PRACTICES SALON I

**Moderator: Amy Perkins**, MSW, Consultant, VA & LAHSA  
**Christina Frausto-Lupo**, Assistant Manager of Housing Assistance Division, Los Angeles County Development Authority  
**Jennifer Lee**, LCSW, Director of Supportive Housing Services, PATH  
**Gen Escobosa**, ACSW, Veteran Systems Coordinator, Los Angeles Homeless Services Authority (LAHSA)  
**Estelle Ana**, LCSW, HUD VASH Deputy Coordinator, Greater Los Angeles VAMC

The veteran project-based pipeline suffers from under-utilization for a myriad of reasons, and it requires coordination, partnership, and collective commitment to make progress. Such efforts include active participation from and collaboration between the VA, LAHSA, the public housing authorities, and PSH developers. You'll learn about challenges associated with under-utilization, including income and unit AMI limits; location of VASH Project-Based (PB) units; and documentation issues. You'll also hear about massive process/system improvements to achieve efficiency and expedite VASH move-in timelines.



# WORKSHOP SCHEDULE

Session III Workshops: 2:30 P.M. – 3:45 P.M.

## 4. CATALYST FUND FOR CHANGE: PAVING A PATHWAY FOR TRANSFORMATIONAL AFFORDABLE HOUSING PRODUCTION RESULTS WITH AN INNOVATIVE FUNDING MECHANISM + CROSS-SECTOR COLLABORATIONS PLAZA I & II

**Moderator:** Anya Lawler, Policy Advocate, Public Interest Advocates  
**Eduardo Garcia**, Assembly Member, District 56  
**Gustavo Velasquez**, Director, Housing and Community Development  
**Michael Walsh**, Deputy Director, Riverside County Housing Authority  
**Heather Vaikona**, President and CEO, Lift to Rise

As communities continue to grapple with the widening affordability crisis and community development leaders navigate complex policy and investment landscapes, tangible and scalable solutions feel very out of reach. But you'll hear about an important solution achieving transformational results during this workshop: panelists will delve into a regional investment vehicle capable of driving the production of affordable housing in a way that coordinates and aligns city, county, and state resources to realize maximum unit production and community impact. Lift to Rise, Riverside County, and 70+ cross-sector partners have spent more than four years laying the groundwork for a replicable model and a roadmap of how shared priorities and a shared pipeline can coalesce diverse community partners; bridge disparate local, state, and federal funding mechanisms; and ultimately pave a pathway to transformational affordable housing production results.

## 5. RECUPERATIVE CARE FOR DIGNIFIED HEALING: REDEFINING INTERIM HOUSING TYPOLOGIES AND PUBLIC/PRIVATE SOLUTIONS IN A CONTINUUM OF CARE PLAZA III

**Moderator:** Greg Kochanowski, AIA ASLA – Design Principal, GGA+  
**Ali Barar**, AIA –Principal, GGA+  
**Hongjoo Kim**, ASLA – Principal, Hongjoo Kim Landscape Architects  
**Leslie Jordan** - Capital Construction Program Manager, Los Angeles County Department of Health Services Housing for Health Program  
**Elizabeth Boyce** - Deputy Director, Los Angeles County Department of Health Services Housing for Health Program

The workshop will focus on what is a critical step toward permanent housing: interim housing. Learn from a team of leading experts about successes achieved in redefining a once highly institutional typology into residential environments that promote healing and stabilization. Panelists will outline the need for a range of interim housing typologies and share successful solutions, including examples like the rapid repurposing of underutilized County buildings into safe-landing shelters and major capital installations like the County's Crisis Residential Treatment program. In all cases, there is a critical need for early engagement from and coordination between a robust group of public departments and agencies, local leadership, healthcare professionals, and the architect and building community. The panel will use the Rancho Los Amigos Restorative Care Village campus to illustrate the healing power of design and landscape that reinforces and reflects trauma-informed care and leverages existing public health infrastructure in providing service-enriched housing solutions.

## 6. INVESTOR & LENDER FORUM GOLD BALLROOM II & III (DOWNSTAIRS)

**Moderator:** Adrienne Bussell, Principal, CTY Housing  
**Brian Roberts**, Managing Director of Community Development Finance, Union Bank  
**Cecile Chalifour**, Managing Director and Head of West Region Community Development Banking, J.P. Morgan Chase  
**Lisa Gutierrez**, Senior Vice President and Director of Business Development - Affordable Housing, U.S. Bank  
**David Dologite**, Director of Acquisitions, Merritt Community Capital  
**Claudia Lima**, Managing Director of Community Lending and Investments, CIT: A Division of First Citizens Bank

SCANPH member Adrienne Bussell of CTY Housing will moderate a discussion with leaders in finance for a new Investor & Lender Forum on a variety of hot topics facing the industry. Get your lender questions answered!

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**David J. Musial (he/him)**

Senior Director • Community Finance  
213-222-5208 • [david.musial@capitalone.com](mailto:david.musial@capitalone.com)

## 2022 HOUSER'S HERO AWARD: CHANNA GRACE



*The Houser's Hero Award is the highest honor that the Southern California nonprofit development community can bestow upon an exemplary individual for contributions to the affordable housing industry. This special award recognizes either a lifetime of service or recent and notable industry accomplishments that warrant recognition for furthering the field and mission of providing housing for those most in need. A recipient is chosen by the SCANPH Board of Directors.*

The idea of women and children or elders having no place to be, no safe, decent place to live was unconscionable to Channa Grace. Her work for more than 40 years came out of the vision of ensuring, to the best that she could, that there would be more homes created that were truly affordable—that families and elders of little means should be treated respectfully and have a place to lay their head.

Channa became actively involved in affordable housing development as a receptionist at the Los Angeles Community Design Center in the 1980's and rose to become the acting executive director there, before branching out on her own as a development consultant. In 1995, she formed Opportunities for Neighborhood Empowerment (ONE Company), a for-profit affordable housing development firm, along with three women partners and then went onto become a founder – President and CEO - of Women Organizing Resources Knowledge and Services (WORKS).

During her career, Channa has leveraged over a half billion dollars in loans, equity and grants to develop over 2,000 homes in California and Oregon. She's created a number of programs and social enterprises, but is most proud of the formation of equitable roots—a program that expanded access to healthy, fresh food.

We could list the honors she's received and the many boards and commissions she's been part of, including the SCANPH board, but what's most important is how she works. Channa's steady, persistent and doesn't give up. She's a smart worker and encourages her partners to make sure the deals work for the long haul. She always brings joy, laughter and spirit into the work, so we remember why we do this work together. One of her favorite songs reminds us of her focus and longevity: it's Sweet Honey in the Rock's Ella's Song—"We who believe in freedom cannot rest.... We who believe in freedom dare not rest until it comes."

Channa has four birth children and two chosen children, 12 grandchildren, and two great grandchildren. Never stepping out of her role as a community healer, she's opened her Highland Park home over the years to dozens of youth who had no other home to go to. She's consistently made a practice of supporting our communities in remembering those who came before us and inviting us to walk together to make change that matters.



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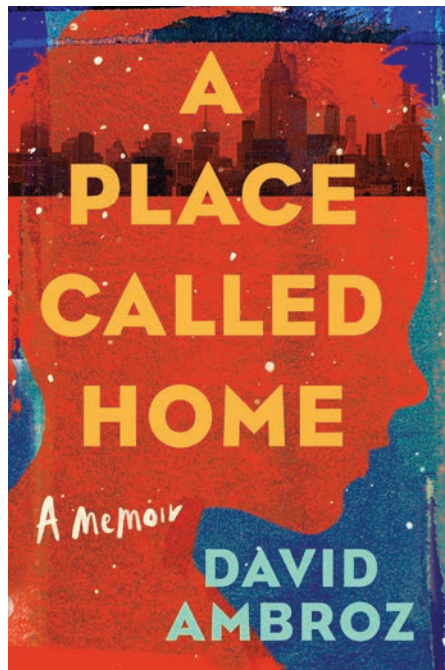
## KEYNOTE SPEAKER: DAVID AMBROZ



**David Ambroz** is a national poverty and child welfare expert and advocate. He was recognized by President Obama as an American Champion of Change. He currently serves as the Head of Community Engagement (West) for Amazon. Previously, he led Corporate Social Responsibility for Walt Disney Television, and served as the President of the Los Angeles City Planning Commission and as a California Child Welfare Councilmember.

There are millions of homeless children in America today and in his new book “A Place Called Home: A Memoir,” Ambroz writes about growing up homeless in New York, then Boston for eleven years and his subsequent years in foster care across Massachusetts, offering a window into what so many kids living in poverty experience every day. Told with lyricism and sparkling with warmth, “A Place Called Home” depicts childhood poverty and homelessness as it is experienced by so many young people who have been systematically overlooked and unprotected. It’s at once a gripping personal account of deprivation—how one boy survived it, and ultimately thrived—and a resounding call for readers to move from empathy to action.

Through hard work and unwavering resolve, he received a scholarship to Vassar College, his first significant step out of poverty. He later graduated from UCLA Law with a vision of using his degree to change the laws that affect children in poverty.





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## **Places.**

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Cabrillo Economic Development Corp.

**Heather Vaikona**  
Lift to Rise

**Mark Wilson**  
Coalition for Responsible Community Development

**Denice Wint**  
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Francisco Martinez  
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Arianna Bankler-Jukes  
**Public Affairs Manager**

Kiana Gutierrez  
**Membership and Communications Associate**

Jackson Loop  
**Policy Manager**

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Todd Fabian, Managing Director Originations-West Region  
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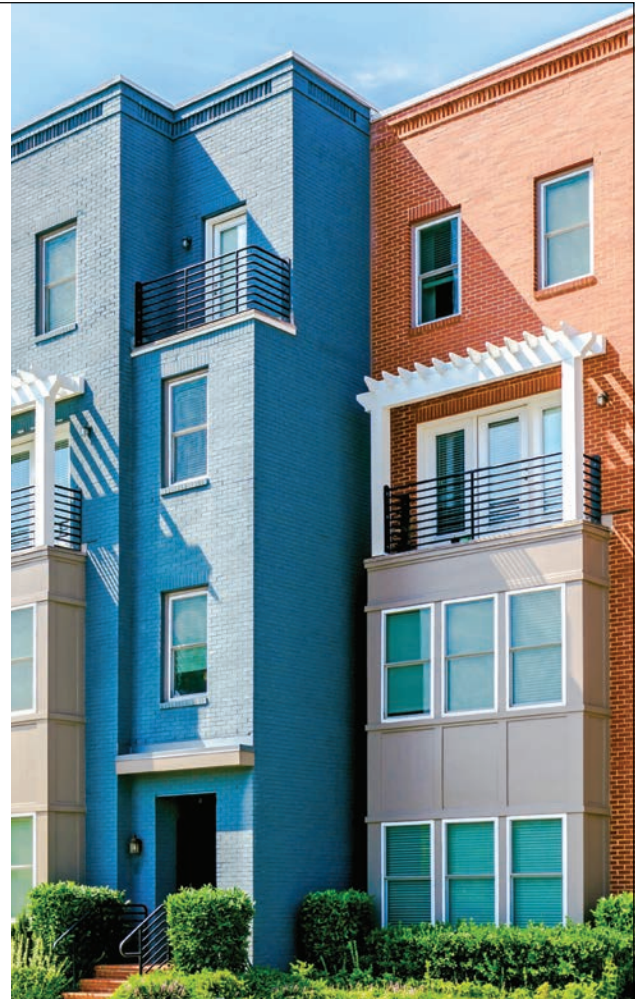
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\*Affordable Housing Finance, March 28, 2022

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## 2022 SCANPH ANNUAL CONFERENCE WORKSHOP COMMITTEE

### Selection Process

SCANPH was fortunate to receive more than 60 workshop proposals this year, and we were equally fortunate to have the expertise and support of three volunteers who comprised this year's workshop committee. Committee members generously donated their time to carefully evaluate so many great submissions. Although the committee's participants change every year, those invited to judge the workshop proposals are selected for their area of expertise in the affordable housing industry to help support the selection of the conference's content and programming. Committee judges are also SCANPH members and chosen for their commitment to affordable housing. SCANPH staff members also participate to ensure that yearly programming objectives are considered in the selections.

### Christina Miller

Program Officer, Homelessness  
Conrad N. Hilton Foundation

### Alexander Russell

Chief Operating Officer  
Many Mansions (and former SCANPH Board President)

### Kelsey Brewer

Senior Director, Business Development & Government Relations  
Jamboree Housing

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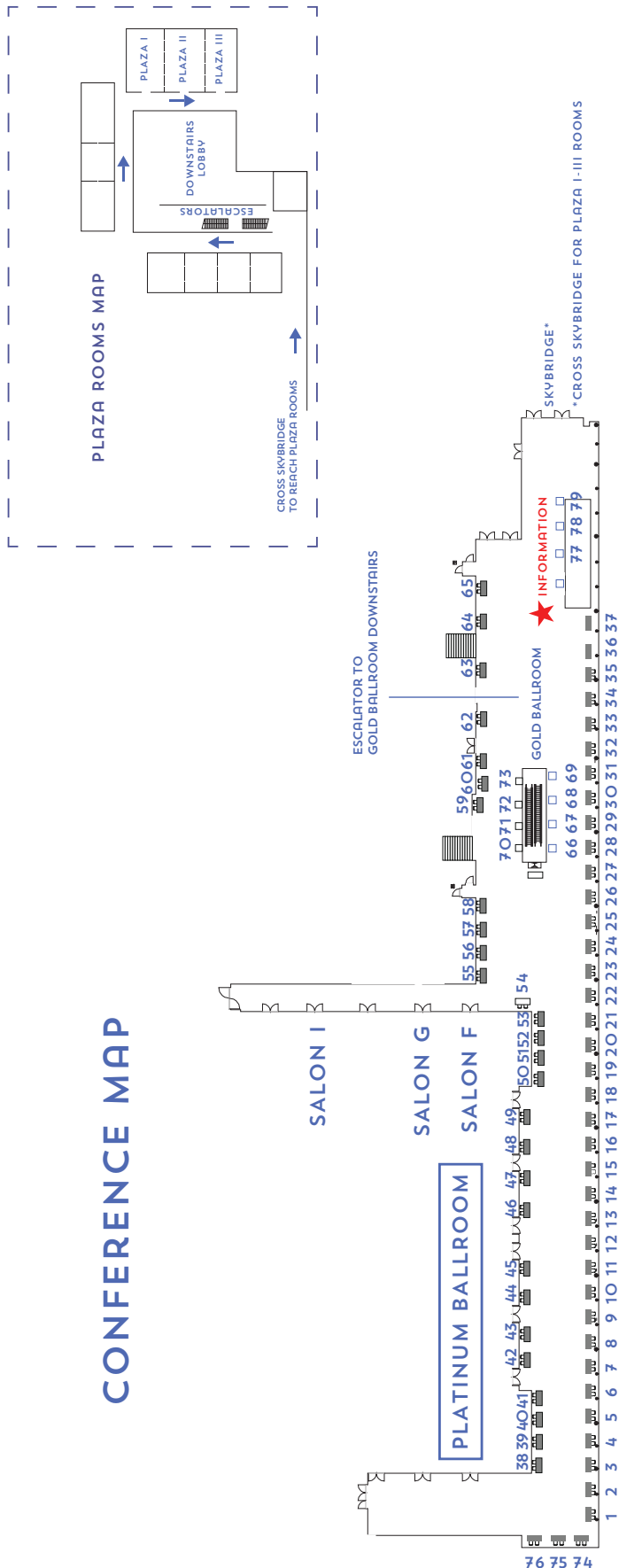
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EXHIBIT TABLE	ORGANIZATION
1	Energy Code Ace
2	LA Family Housing
3	CA Dept. of Housing & Community Development (HCD)
4	Goldfarb & Lipman LLP
5	Silver Creek Industries, LLC
6	AC Martin
7	San Gabriel Valley Regional Housing Trust
8	123 Moving & Storage
9	YM Architects
10	Linc Housing
11	Collaborative House
12	EAH Housing
13	FSY Architects
14	Local Initiatives Support Corporation (LISC LA) and National Equity Fund
15	Merritt Community Capital
16	National CORE
17	CIT, A Division of First Citizens Bank
18	Swinerton Construction
19	Pacific Western Bank
20	CalSolar
21	Alpha Construction
22	Portrait Construction
23	Geocon
24	KFA Architecture
25	Low Income Investment Fund (LIIF)
26	Barker Management
27	California Housing Partnership
28	Association for Energy Affordability
29	Los Angeles Department of Water and Power
30	SCS Engineers
31	Laurin Associates
32	Gallagher
33	Morley Builders
34	GRID Alternatives
35	Wakeland Housing & Development Corp.
36 & 37	Southern California Edison
38	RSG, Inc.
39	LifeArk
40	Century Housing
41	Corporation for Supportive Housing
42	Bocarsly Emden Cowan Esmail & Arndt LLP
43	JP Morgan Chase
44	Enterprise Community Partners
45	Union Bank
46	KeyBank
47	U.S. Bank
48	Citi Bank

EXHIBIT TABLE	ORGANIZATION
49	Abode Communities
50	Patrick Tighe Architecture
51	CohnReznick LLP
52	Lahmon Architects
53	JAG Interiors, Inc.
54	SoCalGas
55	Breen Design Group (Breen Engineering, Inc.)
56	Decro Corporation
57	GGLO
58	Mithun
59	Holthouse Carlin & Van Trigt
60	Los Angeles County Development Authority (LACDA)
61	BAR Architects & Interiors
62	Brooks + Scarpa
63	Butler Human Services Furniture
64	EFI Global
65	Willdan
66	Rock Mountain Institute (REALIZE-CA)
67	RRM Design Group
68	Cannon Constructor South, Inc.
69	Wells Fargo
70	California Energy-Smart Homes/TRC
71	Partner Engineering and Science, Inc. (PARTNER)
72	The STEP Fund (an initiative by One Planet Foundation)
73	BSB Design
74	Egan Simon Architecture
75	California Housing Finance Agency (CalHFA)
76	Overland, Pacific & Cutler
77	United to House LA Campaign
78	Southern California Association of Governments
79	Sunrun

BE SURE TO  
VISIT ALL  
OF OUR  
EXHIBITORS!

# CONFERENCE MAP



## CONFERENCE MAP AND SCHEDULE

### Session I Workshops 10:00 A.M. – 11:15 A.M.

#### Salon F

Housing-Based Care Model: Empowering Residents to Determine Their Own Health

#### Salon G

Lessons from the SuperNOFA: Outcomes and Outlooks

#### Salon I

Inflation, COVID, and Build Back Better: Federal Housing Policy Update After the Midterm Election

#### Plaza I&II

Casa Paloma: A Case Study on Modular Supportive Housing

#### Plaza III

Incorporating Trauma-Informed Care into Permanent Supportive Housing

### Session II Workshops 11:45 A.M. - 1:00 P.M.

#### Salon F

Meeting Families' Needs: Including Child Care in Housing Developments

#### Salon G

Preventing Displacement and Stabilizing Communities: A Practitioner's Guide to Making Preservation Deals Work

#### Salon I

Project Labor Agreements 101: Nuts and Bolts

#### Plaza I & II

Construction Cost Predictability in Unpredictable Times

#### Plaza III

Housing First: In Principle vs. Practice

#### Gold Ballroom II & III

Public Funders Forum

### Session III Workshops 2:30 P.M. – 3:45 P.M.

#### Salon F

Housing Angelinos At Scale: Social Housing + Innovation Opportunities through United to House LA

#### Salon G

Sustainability, Equity, and Community with AHSC + EPIC Grant Funding

#### Salon I

Utilizing Veteran Project-Based Units: Challenges, System Improvements, and Best Practices

#### Plaza I & II

Catalyst Fund for Change: Paving a Pathway for Transformational Affordable Housing Production Results

#### Plaza III

Recuperative Care for Dignified Healing: Redefining Interim Housing Typologies and Public/Private Solutions in a Continuum of Care

#### Gold Ballroom II & III

Investor and Lender Forum





# SCANPH

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