



HOUSING OPPORTUNITY

2015

ULI Terwilliger Center for Housing
Enterprise Community Partners



Better Places • Better Lives

housingconference.uli.org

July 13-15, 2015

Hyatt Regency

Minneapolis, MN



Urban Land
Institute



Enterprise®

About ULI

The Urban Land Institute is a 501(c)(3) nonprofit research and education organization supported by more than 34,000 members in over 100 countries. The ULI mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Founded in 1936, ULI represents the entire spectrum of land use and real estate development disciplines and sectors, in private enterprise and public service. ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places. ULI members say that ULI provides information they can trust, and that ULI is a place where leaders come to grow professionally and personally through sharing, mentoring, and problem solving. With pride, ULI members commit to the best in land use policy and practice.

About Enterprise Community Partners

For more than 30 years, Enterprise has introduced solutions through public-private partnerships with financial institutions, governments, community organizations and other partners that share our vision that one day, every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life. Enterprise's mission is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. Enterprise develops and preserves affordable housing in communities linking people to opportunities for success. When these links are absent, Enterprise forms partnerships and bridges gaps toward creating more vibrant places for people to live and pursue their dreams. Enterprise offers a range of financial products and programs to improve and increase the supply of affordable housing as well as revitalize communities.

Tweet about the conference



#HousingOpp2015

Foundation Partners

The Urban Land Institute gratefully acknowledges the John D. and Catherine T. MacArthur Foundation and the Wells Fargo Foundation for their generous support of Housing Opportunity 2015: Better Places, Better Lives.

Special Thanks

ULI wishes to thank the Conference Host Committee members and ULI/Enterprise Conference Team for their help organizing the conference. In addition to those listed below, the ULI/Enterprise Conference Team extends thanks to our fundraising, marketing, communications, and events staff, without whom this event would not be possible.

Conference Host Committee

Andrea Brennan, *City of Minneapolis, MN*
Colleen Carey, *The Cornerstone Group*
Barbara Dacy, *Washington County HRA*
Adam Duinick, *Metropolitan Council*
Tom Fisher, *University of Minnesota*
Patty Lilledahl, *City of Saint Paul*
The Honorable Mike Maguire, *Mayor*
City of Eagan, MN

Eric Muschler, *The McKnight Foundation*
Elizabeth Ryan, *Family Housing Fund*
Deidre Lal Schmidt, *CommonBond Communities*
Dan Smith, *US Bank*
Barb Sporlein, *Minnesota Housing Finance Agency*
Paul Williams, *Project for Pride in Living*

ULI/Enterprise Conference Team

Maya Brennan, *Vice President, Housing, ULI Terwilliger Center for Housing*
Kate Deans, *Program Coordinator, Design Initiatives, Enterprise Community Partners*
Ray Demers, *Program Director, Green Communities, Enterprise Community Partners*
Krista Egger, *Senior Program Director, Green Communities, Enterprise Community Partners*
Maria Fiore, *Vice President, Program Development, ULI*
Camille Galdes, *Senior Associate, ULI Terwilliger Center for Housing*
Cheryl Gladstone, *Senior Program Director, Enterprise Community Partners*
Klade Hare, *Senior Associate, Convenings, ULI*
John Hersey, *Program Officer, Transit-Oriented Development, Enterprise Community Partners*
Taro Matsuno, *Program Associate, Design Initiatives, Enterprise Community Partners*
Tom Osdoba, *Vice President, Green Communities, Enterprise Community Partners*
Michael Spotts, *Senior Analyst and Project Manager, Enterprise Community Partners*
Katherine Swenson, *Vice President, Design Initiatives, Enterprise Community Partners*
Stockton Williams, *Executive Director, ULI Terwilliger Center for Housing*
Michelle McDonough Winters, *Senior Visiting Fellow, Housing, ULI Terwilliger Center for Housing*

Finally, Housing Opportunity 2015: Better Places, Better Lives would not have been possible without the partnership of ULI Minnesota. The Terwilliger Center thanks the members and the staff of ULI Minnesota for their tireless work on this conference and for their ongoing efforts to advance better places and better lives in the MSP region.

To learn more about the work of ULI Minnesota, visit <http://minnesota.uli.org/>

ULI Minnesota

Caren Dewar, *Executive Director*
Cathy Capone Bennett, *Housing Initiative*
Aubrey Austin, *Manager*

Gordon Hughes, *Advisory Services*
Linda Picone, *Communications*
Pat Arnst, *Financial Manager*

About the ULI Terwilliger Center for Housing

The ULI Terwilliger Center for Housing engages in a multifaceted program of work that includes research, publications, convenings, awards, and technical assistance. Our mission is to facilitate creating and sustaining a full spectrum of housing opportunities—including affordable and workforce housing—in communities across the country.

Established in 2007 with a gift from longtime ULI member and former ULI chairman J. Ronald Terwilliger, the Center's initial mission was to expand workforce housing opportunities for families earning 60 to 120 percent of the area median income. While the Center's primary focus remains on housing affordability, with a particular emphasis on workforce housing policies and projects, our mission expanded in 2011 to include a broader range of housing issues.

ULI Terwilliger Center for Housing National Advisory Board

The National Advisory Board provides strategic direction and ongoing program guidance for the Terwilliger Center. The National Advisory Board is composed of leading residential developers, housing policy experts, and business leaders from across the country, including representatives from ULI's leadership.

J. Ronald Terwilliger – Chairman

Chairman Emeritus, Trammell Crow Residential

Doug Abbey

Chairman, Swift Real Estate Partners

Toby Bozzuto

President, The Bozzuto Group

Victoria Davis

President, Urban Atlantic

Marty Jones

President and CEO, MassDevelopment

Hal Ferris

Founding Principal, Spectrum Development Solutions

Dara Kovel

Vice President, Multifamily Housing, Connecticut Housing Finance Authority

John K. McIlwain

Emeritus Fellow, ULI/ J. Ronald Terwilliger Chair for Housing

Peter A. Pappas

CEO, Terwilliger Pappas Multifamily Partners

Pamela Hughes Patenaude

President, J. Ronald Terwilliger Foundation for Housing America's Families

Michael Pitchford

President and Chief Executive Officer, CPDC

Nic Retsinas

Senior Lecturer, Harvard Business School

Rick Rosan

Past President, Urban Land Institute Foundation

Jonathan F.P. Rose

President, Jonathan Rose Companies

Robert M. Sharpe

Managing Partner, Rancho Sahuarita Company

Alazne (Ali) Solis

Senior Vice President and Public Policy and Corporate Affairs Executive, Enterprise Community Partners

Stephen Whyte

Managing Director and Founder, Vitus Group, Inc.

Bob Youngentob

President, EYA

Housing Leaders Scholarships

Through the generous support of J. Ronald Terwilliger, the ULI Terwilliger Center for Housing is pleased to offer scholarships to leaders working in the public and not-for-profit sectors and directly engaged in advancing housing. The Housing Leaders Scholarship Program will provide registration scholarships to 15 leaders each year to support their participation at the annual Housing Opportunity conference through 2017.

The ULI Terwilliger Center for Housing congratulates the recipients of the 2015 Housing Leaders Scholarships:

Dan Collison

Executive Director/Director of East Downtown Partnership, East Downtown Council/ Minneapolis Downtown Council

Anne Duncan Cooley

Executive Director, Upper Valley Housing Coalition

Shanell Davis

Project Coordinator, Grace and Truth CDC

Breann Gala

Project Manager, Metropolitan Planning Council

Emily Goellner

Associate Planner/Grant Writer, City of Golden Valley, MN

Mary Jane Jagodzinski

Vice President, Development, Community HousingWorks

Warren Jones

Director of Development, Housing Authority of the City of Milwaukee

Julie Marple

Vice President, Northwest Real Estate Capital Corp.

Mary Novak

Senior Project Manager, Project for Pride in Living (PPL)

Jamie Radel

City Planner, City of St. Paul, MN

Eric Schertzing

Treasurer and Land Bank Chair, Ingham County

Terry Schneider

Mayor, City of Minnetonka, MN

Teresa Smith

Senior Planner, City of Oklahoma City

Tim Thompson

President, Housing Justice Center

Jessica Yorlko

Coordinator, Environmental Justice Initiatives Ingham County

MONDAY, JULY 13

Optional Tours

[\$45 – space is limited]

[Tour start location note – this is coming]

2:00 P.M. – 4:30 P.M.

Sustainability, Revitalization, and Affordability: The Rose and Minneapolis’s South Quarter

See firsthand how innovation and commitment resulted in urban neighborhood revitalization with the boldest effort at energy-efficient affordable housing in the nation. As the tour passes Cedar Riverside, learn its history and preservation story, including the Riverside Plaza renovation. Learn about the transformation of the South Quarter and the Franklin Corridor and tour “The Rose” – nationally recognized as the most advanced multifamily, mixed-income sustainable development. The Rose design team, led by Aeon and Hope Community, incorporated the Living Building Challenge sustainability framework to create a practical, replicable model of the next generation of “green” development.

2:00 P.M. – 4:30 P.M.

Mixed-Use in the Suburbs: Resurgence of Market-Rate Housing and Preservation of Affordability

Take a bus tour to two revitalizing first ring suburban cities west of Minneapolis — Hopkins and St. Louis Park — where a resurgence of private market housing

and mixed use redevelopment is creating opportunity to enhance walkability, provide access to jobs and future transit and creating the impetus for policies to preserve and produce housing for lower income workers and families. Recent national surveys show a strong preference for a walkable version of suburban living — and this extends even to Millennials. Come see for yourself what two suburbs are doing to serve this demand and remain affordable for a wide range of households.

5:00 P.M. TO 6:30 P.M.

Young Leaders and Next 10 Happy Hour

The Local

931 Nicollet Mall, Minneapolis

Please join ULI Minnesota’s Young Leaders Group and Next 10 for a Happy Hour Event! This event gives you excellent networking time with other ULI Young Leaders and Next 10 members while at the Housing Opportunity Conference in Minneapolis. All are welcome! Don’t miss this event!

Appetizers hosted by Fredrikson & Byron, P.A. and its Real Estate Group attorneys, who have more than 60 years of experience successfully closing deals for everything from industrial parks and office buildings to shopping centers, housing developments and mixed-use projects.

6:00 P.M. – 7:00 P.M.

VIP Reception

(invitation only)

The Union Rooftop

731 Hennepin Avenue, Rooftop Bar Minneapolis

TUESDAY, JULY 14

7:30 A.M. TO 8:30 A.M.

Networking Breakfast

Hyatt Regency, Great Lakes BC

8:30 A.M. TO 10:00 A.M.

Opening Plenary Creating a Great Region: Housing Opportunity and Talent Attraction

Hyatt Regency, Great Lakes BC

The Minneapolis/St. Paul (MSP) region has many accolades: ranked within the top 5-10 metropolitan regions for quality of life (5th), health (1st), green commuting (1st), safety (4th) and promising location for job seekers (8th); just to name a few. What does it take to create a great region while providing housing opportunity for all and creating places and spaces to attract the talent needed for a growing metropolis?

The general session will open with an overview of the critical design and place-making components that make up a great region and focus on how the Minneapolis/St. Paul region and the leadership of the nationally recognized Regional Council of Mayors (RCM), a nonpartisan platform for networking, learning, collaboration, and action that supports the region’s overall economic competitiveness, prosperity and quality of life. A discussion among urban and suburban mayors on how they have been successful in shifting the conversation to a regional approach and how regional housing, sustainability, equity and health strategies result in great cities will follow.

Keynote Speaker

Tom Fisher

Dean, College of Design, University of Minnesota

Moderator

Mary Tingerthal

Commissioner, Minnesota Housing Finance Agency

Discussion Leaders

The Honorable Christopher Coleman

Mayor, City of St. Paul, MN

The Honorable Betsy Hodges

Mayor, City of Minneapolis, MN

The Honorable Gene Maxwell

Mayor, City of Hopkins, MN

The Honorable Nora Slawik

Mayor, City of Maplewood, MN

10:00 A.M. TO 10:30 A.M.

Break

TUESDAY, JULY 14

10:30 A.M. TO 11:45 A.M.

Concurrent Session Building Educational Opportunities from City to Suburbs

Hyatt Regency, Great Lakes A1

Housing and schools are deeply connected, yet often the best schools and school districts are unavailable to lower-income families. Leading developers and school administrators share lessons from integrating housing development with a focus on educational opportunity. Learn about deals that worked, unexpected challenges, and how to serve the greater good while meeting bottom line goals.

Moderator

Carol Naughton

President, Purpose Built Communities

Discussion Leaders

Molly Calhoun

*Clinical Assistant Professor
University of Denver*

Sarah Koschinska

*Director of Self Sufficiency Programs
Project for Pride in Living, Inc.*

Alexa Sewell

President, Settlement Housing Fund

10:30 A.M. TO 11:45 A.M.

Concurrent Session Lowering the Cost of Housing: New Tools and Minnesota's Experience

Hyatt Regency, Great Lakes A2

There is a significant gap between the number of affordable homes available – whether market-rate or subsidized – and the number of households in need of affordable housing. Meanwhile, resources at all levels of government are being constrained by budget pressures and competing demands. To meet the demand for affordable housing, we will need to maximize the cost effectiveness of the affordable housing delivery system. This session will highlight the national Bending the Cost Curve research initiative, and how it influenced the MN Challenge to Lower the Cost of Affordable Housing. How can we bring down the cost of affordable housing without sacrificing quality? And how feasible are the local plans for cost-saving innovations?

Moderator

Michael Spotts

*Senior Analyst and Project Manager
Enterprise Community Partners*

Discussion Leaders

Karl Batalden

*Housing and Economic Development
Coordinator, City of Woodbury, MN*

Jack Cann

*Senior Staff Attorney, Housing Preservation
Project*

Eric Muschler

*Program Officer, Region and Communities
McKnight Foundation*

John Patterson

*Director of Planning, Research and Evaluation
Minnesota Housing Finance Agency*

10:30 A.M. TO 11:45 A.M.

Concurrent Session Integrating Health in Housing and Community Development

Hyatt Regency, Great Lakes A3

If housing is a vaccine, how can we design, develop, and operate housing that provides the best-quality vaccine for households of all income levels? This session will offer examples of ways to bring health into housing development, management, and planning. Topics will include energy efficiency program design, and ways to bring housing into health planning and funding using systems like community health needs assessment.

Moderator

Megan Sandel

Principal Investigator, Children's HealthWatch

Discussion Leaders

Kristi Miller Durazo

*Senior Strategy Advisor, American Heart
Association*

Angela Mingo

*Community Relations Director
Nationwide Children's Hospital*

Ellen Tohn

*Founder and Principal
Tohn Environmental Strategies*

12:00 P.M. TO 1:30 P.M.

Plenary Luncheon Creating Social Impact through Design

Hyatt Regency, Great Lakes BC

Introduction

Terri Ludwig

*President and Chief Executive Officer, Enterprise
Community Partners*

Keynote Speaker

Liz Ogbu

Founder and Principal, Studio O

TUESDAY, JULY 14

1:45 P.M. TO 3:00 P.M.

Concurrent Session Financial Tools for Preserving Affordability of Market Rate Properties

Hyatt Regency, Great Lakes A1

As demand for housing in the urban core increases, many neighborhoods are experiencing a revival. With rental markets tightening, low- and moderate-income households can start to experience cost pressures, and owners may be tempted to redevelop their properties at whatever the market will bear. A substantial share of what is considered to be “affordable” housing is not subsidized or regulated, so shifting markets can put the natural affordability of these properties, and potentially entire communities, at risk. Preserving these properties is both a challenge and an opportunity. This session will focus on the financial aspects maintaining the affordability of market-rate properties and will provide attendees an opportunity to hear about innovative program models and financial tools.

Moderator

Deidre Lal Schmidt

*President and Chief Executive Officer
CommonBond Communities*

Discussion Leaders

Chris Herrmann

*Vice President, Syndication, Enterprise
Community Investment, Inc.*

Cindy Holler

President, Mercy Housing Lakefront

Colleen Schwarz

*Vice President of Affordable Housing, Community
Reinvestment Fund, USA*

1:45 P.M. TO 3:00 P.M.

Concurrent Session Advancing Community Health Outcomes through Design and Development

Hyatt Regency, Great Lakes A2

Design and development of the built environment represent important opportunities for advancing community health. How we design for walkability, healthy food access, and clean air we can determine the extent to which we successfully reduce risk for obesity, asthma, and other chronic diseases. How can we optimize health outcomes through design and development decisions? How can we test our assumptions about how design can improve resident health? This session will provide examples of projects that apply an outcomes-based approach in design and development for advancing community health. Learn about methodologies that help create healthy neighborhoods, and about how we can begin to assess our impact.

Moderator

Rupal Sanghvi

Founder, HealthxDesign

Discussion Leaders

Daniel Hernandez

*Deputy Commissioner, New York City
Department of Housing Preservation and
Development*

Christian Runge

Associate, Mithun

Joshua Simon

*Executive Director, East Bay Asian Local
Development Corporation*

TUESDAY, JULY 14

1:45 P.M. TO 3:00 P.M.

Concurrent Session Resilient Communities for the 21st Century

Hyatt Regency, Great Lakes A3

Adaptation to climate change stands as one of the primary challenges for the built environment and sustainability of communities. This session will cover emerging best practices and current initiatives underway to manage climate risks at the national, regional, and local levels.

Moderator

Laurel Blatchford

*Senior Vice President, Solutions
Enterprise Community Partners*

Discussion Leaders

David Dixon

*Senior Principal, Urban Design Group Leader
Stantec*

Terri North

*President and Chief Executive Officer
Providence Community Housing*

Harriet Tregoning

*Principal Deputy Assistant Secretary, Office
of Community Planning and Development
Resilience, U.S. Department of Housing and
Urban Development*

3:00 P.M. TO 3:30 P.M.

Break

3:30 P.M. TO 4:45 P.M.

Concurrent Session Housing Needs and Demographic Change

Hyatt Regency, Great Lakes A1

America is on the cusp of several sweeping demographic changes. How will household sizes, income levels, community preferences, and support needs change? How can affordable housing developers prepare to effectively respond to the needs of an aging, majority-minority population?

Moderator

Maya Brennan

*Vice President for Housing, ULI Terwilliger
Center for Housing*

Discussion Leaders

Lisa Bender

Councilperson, Ward 10, Minneapolis City Council

Breann Gala

Project Manager, Metropolitan Planning Council

Ianna Kachoris

*Program Officer
John D. and Catherine T. MacArthur Foundation*

TUESDAY, JULY 14

3:30 P.M. TO 4:45 P.M.

Concurrent Session Designing for Community Impact: Going Beyond 'Good Enough'

Hyatt Regency, Great Lakes A2

Developers and designers use place-making strategies to create vibrant, exceptional places. What strategies work best in an urban, suburban, or rural context, and at the site, neighborhood, or city scale? How can creative community engagement initiatives contribute to pride of place? What is the role of placemaking in strengthening communities of renters, or connecting renters to their homeowners neighbors? And how can placemaking initiatives grow to have regional impacts?

*Moderator***Lawrence Scarpa***Founder and Principal, Brooks + Scarpa**Discussion Leaders***Roger Cummings***Artistic Director, Juxtaposition Arts***Joseph Kunkel***Enterprise Rose Architectural Fellow, Santo Domingo Tribal Housing Authority***Katherine Swenson***Vice President, Design Initiatives, Enterprise Community Partners***Erik Takeshita***Director of Creative Placemaking, LISC*

3:30 P.M. TO 4:45 P.M.

Concurrent Session Built to Last: Design, Construction, and Financials for Lifecycle Cost Savings

Hyatt Regency, Great Lakes A3

Developing with the lowest-cost materials in the lowest-cost locations can cost more in the long run, yet getting long-term savings aligned with project financials can seem like a new frontier. Learn how to reduce lifecycle costs through green building, integrated design, and other new technologies — and the challenges and opportunities of getting the financial and underwriting structure to account for long-term savings.

*Moderator***Marc Norman***2014-2015 Loeb Fellow, Harvard University**Discussion Leaders***Lauren Baumann***Vice President, New Ecology, Inc.***Kevin Casey***Founder and Chief Executive Officer, New Avenue***Rebecca Schaaf***Senior Vice President, Stewards of Affordable Housing for the Future*

5:00 P.M. TO 6:00 P.M.

Networking Reception

Hyatt Regency, Loring Greenway

WEDNESDAY, JULY 15

8:00 A.M. TO 9:30 A.M.

Breakfast Roundtables: The Next Generation of Practice in Green Affordable Housing

Hyatt Regency, Great Lakes BC

Join us for breakfast roundtables on the 2015 Enterprise Green Communities Criteria's 8 themes. Enterprise's advisors will offer their perspective and lead small facilitated discussions. Table topics include Health, Aging in Place, Resilience, Transit Oriented Development, Integrative Design, Outcomes-Based Design, Performance Monitoring, and Equity. These breakfast conversations offer participants a chance to help define the cutting edge of affordable housing, as well as a rich opportunity for discussion with leaders in the field. Findings and emerging best practices will be published; come grab a bite and be a part of the conversation.

9:45 A.M. TO 11:00 A.M.

Concurrent Session Net Zero: Myth and Reality

Hyatt Regency, Great Lakes A1

Whether you're looking to achieve net-zero standards or just trying to reduce waste and ongoing costs, energy efficiency is big, and it can support your affordability and sustainability goals at the same time. How are panelists pushing towards net zero energy in their projects, whether through passivehaus, Living Building Challenge, or other design approaches? What part do consumption, operations, and resident engagement play in getting to net-zero? This session will take a hard look at the on-the-ground reality of implementing net zero projects in diverse climate conditions and regions. Program will include a project profile of Aeon and Hope Community's The Rose.

*Moderator***Sarene Marshall***Executive Director, Center for Sustainability Urban Land Institute**Discussion Leaders***Gina Ciganik***Vice President, Housing Development, Aeon***Sunshine Mathon***Director, Design and Development, Foundation Communities***Timothy McDonald***Associate Professor, Practice in Architecture Temple University and President, Onion Flats, LLC***Hillary Noll***Enterprise Rose Architectural Fellow, First Community Housing*

WEDNESDAY, JULY 15

9:45 A.M. TO 11:00 A.M.

Concurrent Session Transforming Communities for a Car-Optional Lifestyle

Hyatt Regency, Great Lakes A2

From the cities to the suburbs, residential neighborhoods in the U.S. have largely been built to the auto-centric conditions of last century, but does that same standard work for the future? How can communities retrofit and adapt the physical and social landscape in response to oncoming challenges? Can TOD become more equitable to ensure new transit investments benefit residents across the income spectrum? How much do the transportation needs of suburban and rural communities really differ from urban ones, and how can housing designers and developers best meet their area's changing needs?

Moderator

Mariia Zimmerman

Principal and Founder, MZ Strategies LLC

Discussion Leaders

Lisa Bender

Councilperson, Ward 10, Minneapolis City Council

Stephanie Gidigbi

Deputy Director of Public Engagement, U.S. Department of Transportation

Sara Hammerschmidt

Senior Associate, Content, Urban Land Institute

9:45 A.M. TO 11:00 A.M.

Concurrent Session Why Only Market-Rate or Affordable? How and Why to Develop Mixed-Income Communities

Hyatt Regency, Great Lakes A3

Mixed-income housing and neighborhoods create opportunities for equitable access to better places and better lives. But how do we get these transformative developments financed, approved, and built? This session will make the case for mixed-income and mixed-use places — and offer practical examples of how they get built and where they face challenges.

Moderator

Michael Pitchford

President and Chief Executive Officer, CPDC

Discussion Leaders

Colleen Carey

President, The Cornerstone Group

Hal Ferris

Founding Principal, Spectrum Development Solutions

Michelle McDonough Winters

Senior Visiting Fellow for Housing, ULI Terwilliger Center for Housing

11:00 A.M. TO 11:30 A.M.

Break

WEDNESDAY, JULY 15

11:30 A.M. TO 12:30 P.M.

Closing Plenary Luncheon Change is the Constant in Urban Revitalization

Hyatt Regency, Great Lakes BC

Introduction

J. Ronald Terwilliger

Chairman, ULI Terwilliger Center for Housing, and Chairman Emeritus, Trammel Crow Residential

Keynote Speaker

Henry G. Cisneros

Founder and Chairman, CityView

Optional Tours

(\$45 – space is limited)

[Tour start location note – this is coming]

1:00 P.M. TO 3:30 P.M.

Urban Living and Adaptive Reuse: Catalytic Public Investment in Downtown Minneapolis

Don't leave Minneapolis without seeing its downtown resurgence and learning why a local tour of the A-Mill Artist Lofts sold out in one day. From historic renovation to new infill and redevelopment, living in the urban core of Minneapolis is where it's at and the private and non-profit markets are responding. Get a chance to see the emergence of living in the North Loop Historic Neighborhood and along the Mississippi River including a tour of the newly renovated historic Pillsbury A-Mill building which

was a masterpiece of industrial design that served as the largest flourmill in the world for 40 years; recently converted to artist lofts. The A-Mill Artist Lofts provides affordable units for a mix of incomes with LEED certified design such as an innovative stormwater management system using roof gardens and rainwater. Also, drive through East Downtown near the new Viking Stadium and hear about the multiple plans for housing building off the public space investments planned for the area.

1:00 P.M. TO 4:00 P.M.

Mixed-Income Transit- Oriented Development: Housing along the Green Line in St. Paul

NOTE: This tour requires extensive walking and transit use.

The Green Line is an important urban transit corridor linking the downtowns of St. Paul and Minneapolis with LRT which was built in the existing University Avenue right of way with access to the University of Minnesota. Take a ride on the Green Line and stop at two distinct mixed-use, mixed-income housing projects for young workers, families, and seniors beginning on the westerly end of St. Paul to the Midway district. Stops include the Episcopal Homes Project providing affordable senior living, and the Old Home (Western U) historic renovation project. Also have an opportunity to see the transformation from an urban street corridor to a vibrant walkable neighborhood with the addition of light rail, new housing and opportunities and a diversity of businesses.

Karl Batalden

Housing and Economic Development Coordinator, City of Woodbury, MN

Karl Batalden, Housing and Economic Development Coordinator for the City of Woodbury, MN, manages the city's four housing loan programs and coordinates its allocation of HUD dollars. Prior to the City of Woodbury, Karl served as Government and Community Relations Officer for Twin Cities Habitat for Humanity. He is currently the chair of the board of HousingLink and also serves on the board of the Woodbury Area Chamber of Commerce.

Lauren Baumann

Vice President, New Ecology, Inc.

Lauren Baumann joined New Ecology, Inc. in 2005. Her unique experience as a scientist and an urban planner, along with her passion for the practical application of sustainable development concepts and building science theory have made Lauren a leader in the green affordable housing field. At New Ecology, Lauren manages the new construction program. She has greened more than 1,000 units of affordable housing in the Boston metro area, including projects pursuing Energy Star Homes and LEED certifications, as well as numerous other types of community based-development projects. She has worked with New Ecology's clients to raise over 1.5 million dollars in grant and rebate funds to support energy efficiency, renewable energy, and other greening features.

Lisa Bender

Councilperson, Ward 10, Minneapolis City Council

Lisa Bender was elected to serve as the Ward 10 Minneapolis City Council Member on November 5, 2013. She has over a decade of experience working to make cities more equitable and sustainable. Prior to running for office, Lisa worked as a City Planner for the City of San Francisco, at the Minnesota Department of Health and the Minnesota Department of Transportation. She also co-founded the Minneapolis Bicycle Coalition, an organization dedicated to making bicycling safer and more accessible for more people. Lisa currently serves as chair of the City Council's Zoning and Planning Committee and is a member of the Transportation and Public Works Committee, the Health, Environment and Community Engagement Committee and Ways and Means Committee.

Laurel Blatchford

Senior Vice President, Solutions, Enterprise Community Partners

Laurel is Senior Vice President for Solutions at Enterprise Community Partners. Enterprise is focused on ending housing insecurity for millions of American families by providing innovative capital, program solutions, and policy advocacy to partners nationally. Laurel leads the organization's programmatic work nationally, including the teams in Enterprise's ten local markets, as well as Enterprise's ground-breaking initiatives focused on creating sustainable, equitable, and connected communities. Prior to joining Enterprise, Laurel held a number of senior positions in government and the private sector, including leadership roles in the administration of New York City Mayor Michael Bloomberg, and as Chief of Staff to HUD Secretary Shaun Donovan. In December 2012, President Obama and Secretary Donovan asked Laurel to serve as Executive Director of the Hurricane Sandy Task Force, an interagency team created to lead the long-term recovery effort, and to set a new course for recovery by defining principles for investment of \$60 billion in federal funding dedicated to Sandy response and recovery.

Maya Brennan

Vice President for Housing, ULI Terwilliger Center for Housing

Maya Brennan is Vice President, Housing, of the ULI Terwilliger Center for Housing. Maya joined ULI in 2014 and leads the center's research and evaluation projects and coordinates a diverse set of activities related to housing policy and practice. She previously worked for the National Housing Conference's Center for Housing Policy, where for seven years she wrote and spoke extensively about affordable housing issues, including how developers and policymakers can use housing to improve outcomes in education, health, aging, and economic self-sufficiency. Maya has authored or co-authored numerous publications, including *Veterans Permanent Supportive Housing: Policy and Practice*; *Comparing the Costs of New Construction and Acquisition-Rehab in Affordable Multifamily Rental Housing*; *The Impacts of Affordable Housing on Education*; and *Strengthening Economic Self-Sufficiency Programs: How Housing Authorities Can Use Behavioral and Cognitive Science to Improve Programs*.

Molly Calhoun

Clinical Assistant Professor, University of Denver

Molly Calhoun has served as executive director of the University of Denver's Bridge Project since 2010, and was appointed to the GSSW faculty in 2013. The Bridge Project seeks to provide educational opportunities for children living in Denver's public housing neighborhoods so they graduate from high school and attend college or learn a trade. Molly's affiliation with Bridge began in 2003 when she completed her GSSW foundation year field internship at one of the program's sites. Before being named executive director, she served as the Bridge Project's program director and scholarship coordinator, supervising the directors of the four program sites and tracking the progress of former Bridge participants who were attending college or trade school.

Jack Cann

Senior Staff Attorney, Housing Preservation Project

Jack Cann has worked on affordable housing issues since co-founding the Minneapolis Tenants Union in 1969. He put together the lawsuit which stopped the Cedar-Riverside New Town project and drafted the urban renewal plan that replaced it with resident-designed, CDC-controlled affordable housing. He was president of a non-profit which was the first in the country to use equity syndication and developed one of the state's first Section 8 projects. As a consultant to the Minneapolis Community Development Agency, he negotiated the City's participation in most of the 1980s downtown redevelopment projects, including the Target Center NBA arena and the Hilton Convention Center Hotel, insisting that these be developed on land leased from the City, with a significant City participation in development operating profits. He was a founder of the Housing Preservation Project and has worked for 18 years on preservation of project-based subsidies and on issues relating to location of affordable housing in suburban areas.

Colleen Carey

President, The Cornerstone Group

Colleen Carey founded The Cornerstone Group in 1993, after 10 years at Twin Cities Housing Corporation and Turner Development Corporation. Her vision still holds true today – to transform communities through socially responsible development projects. As President, Colleen is responsible for overseeing all corporate and financial operations including acquisitions, new development, redevelopment, asset management, property management, strategic planning

and community relationship building. She's overseen the development or rehabilitation of 15 properties totaling over a \$250 million dollars. These projects represent a mix of housing types, ranging from 30 units to 200 units, affordable housing to market rate to luxury condos. She has also worked on rental and for-sale developments and has completed a number of restorations of historically significant buildings.

Kevin Casey

Founder and Chief Executive Officer, New Avenue

Kevin Casey is founder and CEO of New Avenue Inc. New Avenue is a free software service that provides the best design/build experience to any homeowner starting a major home improvement or construction project. New Avenue's mission is to make every existing home more dynamic, more valuable, and more sustainable. It focuses specifically on the changing needs of baby boomers and millennials. New Avenue software keeps homeowner, architect, and contractor all on the same page—literally—with its online project management tools and master planning page.

Gina Ciganik

Vice President, Housing Development, Aeon

Gina Ciganik joined Aeon in 1997 and leads the real estate development activities of the organization. She has broad experience in financing and developing mixed-use, mixed-income neighborhood revitalization projects, and public improvement initiatives. She continues to improve sustainable development efforts by forming key partnerships with organizations such as the University of Minnesota's Center for Sustainable Building Research. She is currently leading the only known Minnesota project aiming for Living Building Challenge adherence.

Henry Cisneros

Founder and Chairman, CityView

In 1981, Mr. Cisneros became the first Hispanic-American mayor of a major U.S. city, San Antonio, Texas. He was subsequently elected to four terms. In 1992, President Clinton appointed him to be Secretary of the U.S. Department of Housing and Urban Development ("HUD"). After leaving HUD in 1997, Henry became President and COO of Univision Communications, the Spanish-language broadcaster which has become the fifth-most-watched television network in the nation. Henry sits on each of CityView's Investment Committees.

Christopher Coleman*Mayor, St. Paul, Minnesota*

Chris Coleman took office as St. Paul's Mayor in 2005 after several years as a city councilmember, community and neighborhood leader. Immediately, Mayor Coleman set forth initiatives to make Saint Paul the most livable city in America. His priorities include working to close the achievement gap, creating sustainable and responsible budgets, and investing in the infrastructure of Saint Paul. Mayor Coleman recently finished his term as President of the National League of Cities, a national organization of city leaders across the United States.

Roger Cummings*Artistic Director, Juxtaposition Arts*

If Roger Cummings had a mantra, it would likely be a variation on "learn by doing" — "learn by doing art." One of the founders of Juxtaposition Arts and its artistic director, Roger embraces non-traditional approaches to education and artistic practice with very concrete outcomes in mind: training young people to become working artists with the entrepreneurial and leadership skills necessary to make a living and make a difference in their community.

David Dixon*Senior Principal, Urban Design Group Leader Stantec*

In recent years David Dixon has led planning post-Katrina New Orleans, transformed malls into new suburban downtowns, and helped Washington DC maximize the social as well as economic benefits of a new streetcar system. David's impact hasn't gone unnoticed — he has won dozens of awards from the likes of the American Institute of Architects, American Planning Association, Congress for the New Urbanism, and International Downtown Association. A Fellow of the AIA, David was honored with their Thomas Jefferson Medal for "a lifetime of creating livable neighborhoods, vibrant civic spaces, and vital downtowns." He recently published the second edition of *Urban Design for an Urban Century: Shaping More Livable, Equitable, and Resilient Cities*, coauthored with Lance J. Brown.

Kristi Miller Durazo*Senior Strategy Advisor, American Heart Association*

In her work, Kristi explores innovative opportunities to integrate health into the paths of people's everyday life and examines trends that will drive our world 5, 10, 20 years from now. Her current focus areas include investigating the role design of built environments influences health, solutions to aging in place challenges, the role of gaming and game theory in health and socialization and health. In her 15 years with AHA, Kristi has facilitated the development of the organization's 2010 and 2020 health goals and the supporting strategic planning cycles. Prior to joining the American Heart Association, Kristi worked with the Voluntary Hospitals of America and started her career in public accounting with Arthur Young & Company and KPMG Peat Marwick.

Hal Ferris*Founding Principal, Spectrum Development Solutions*

Hal Ferris founded Spectrum Development Solutions in 2008 as a real estate development, management, and owner's representation firm which specializes in working with public and private institutions seeking leadership for programming, design, development, financing and construction of community focused real estate development. The firm's experience includes developing; mixed use, adaptive reuse, affordable, market rate, student, and senior housing, laboratory buildings, community health centers, and a variety of retail uses. Prior to founding Spectrum, Hal was a partner with Lorig Associates and a partner in WG Clark Construction.

Tom Fisher

Dean, College of Design, University of Minnesota
Tom Fisher is a Professor in the School of Architecture and Dean of the College of Design at the University of Minnesota. He has written extensively about architectural design, practice, and ethics. His newest book, *Some Possible Futures, Design Thinking our Way to a More Resilient World* (Minnesota) will come out in Spring 2016. His current research involves looking at the implications of the "Third Industrial Revolution" on architecture and cities in the 21st century. He is principle investigator on several related grants in the Metropolitan Design Center at the College of Design at the University of Minnesota.

Breann Gala*Project Manager, Metropolitan Planning Council*

Breann joined MPC as a research assistant in 2011, was hired as an associate in 2012 and promoted to project manager in 2013. Breann brings her knowledge of affordable and public housing, transit-oriented development, community engagement and neighborhood stabilization to manage a range of MPC's housing and community development initiatives. Specifically, Breann oversees the implementation of two pilots: the Regional Housing Initiative, which is coordinating regional housing authorities to create and expand housing opportunities for low-income families in quality neighborhoods; and a two-year pilot in partnership with the South Suburban Mayors and Managers Association and Metropolitan Mayors Caucus to ensure housing investments in distressed communities in south suburban Cook County are maintained and benefit the community. Breann also supports MPC's Corridor Development Initiative (CDI), a community-led planning process that encourages dense, equitable development near transit.

Stephanie Gidigbi*Deputy Director of Public Engagement, U.S. Department of Transportation*

Stephanie Gidigbi is the Deputy Director for Public Engagement at the U.S. Department of Transportation. She directs outreach for the Office of the Secretary and Under Secretary for Policy to advance the development and implementation of federal regulations & administration priorities. This includes the President's Ladders of Opportunity agenda, which seeks to expand economic opportunity for all through interagency working groups focused on community revitalization and pathways to jobs. In 2013, Stephanie was appointed by President Obama as the New Jersey Director of Public Engagement for the Hurricane Sandy Task Force. The task force was established to set a new course for resiliency by defining principles and recommendations for investment of the \$60 billion in federal funding dedicated to Sandy response and recovery.

Sara Hammerschmidt*Senior Associate, Content, Urban Land Institute*

Sara Hammerschmidt, Senior Associate for Content at the Urban Land Institute, supports the Building Healthy Places Initiative and has done extensive work on issues that lie at the intersection of health and the built environment. She previously worked at PolicyLink in

Oakland, California, researching the inclusion of social and economic equity into projects, plans, and policies that are being implemented at the intersection of health and the built environment.

Daniel Hernandez*Deputy Commissioner, New York City Department of Housing Preservation and Development*

Daniel Hernandez leads the agency's Office of Neighborhood Strategies, which works to ensure that HPD's investments leverage broader community objectives. The Office combines HPD's Planning, Inclusionary Housing, and Community Partnerships divisions. Daniel's career has spanned many aspects of affordable housing and economic development across the country and internationally. At Jonathan Rose Companies, he participated in the planning and development of the firm's own projects, and created a Planning Practice to provide real estate consulting and project management services to other developers, non-profit organizations, HUD and public housing authorities, and municipal planning and redevelopment agencies. Upon leaving Jonathan Rose Companies, Hernandez started his own consulting firm, Topology, to focus on planning, design, finance, and implementation of mixed-use, mixed-income housing and urban development projects. He is committed to community engagement, urban design excellence, and planning and developing equitable neighborhoods.

Chris Herrmann*Vice President, Syndication, Enterprise Community Investment, Inc.*

As a vice president for Enterprise Community Investment, Inc., Chris Herrmann is responsible for overseeing Enterprise's conventional equity program. He was named to lead this new effort in 2013. Chris is responsible for raising, structuring and managing equity funds, as well as evaluating and closing investment opportunities. Previously, Chris was a director, where he analyzed, evaluated and bid on affordable housing investment opportunities that leveraged the Low-Income Housing Tax Credit (LIHTC) and the Federal Historic Tax Credit. Before joining Enterprise, he worked with John Hancock Realty Advisors in Boston, where he participated in the direct investment of affordable housing projects utilizing LIHTC, Historic Rehabilitation Tax Credits and state tax credit programs.

Betsy Hodges

Mayor, Minneapolis, Minnesota

Betsy Hodges is the 47th mayor of Minneapolis. In her role as mayor, she focuses on three clear goals: running the city well, growing a great city and increasing equity. Her priorities are ensuring the city works well for everyone and that all people can contribute to - and benefit from - the growth and prosperity of Minneapolis. Prior to becoming mayor in 2014, Betsy Hodges served on the Minneapolis City Council for eight years as the council member from Ward 13. One of her major accomplishments was leading the fight to reform a broken closed-pension system that served neither the pensioners nor taxpayers well, which helped avert a \$20-million increase in the property tax levy in 2012.

Cindy Holler

President, Mercy Housing Lakefront

Cindy Holler is the President of Mercy Housing Lakefront. She is responsible for overseeing the implementation of a Chicago and Milwaukee regional strategy for creating a continuum of affordable housing options. Under her leadership, Mercy Housing is working with hundreds of partners to fulfill the ten year Moving Forward Together campaign to build or preserve 7,500 affordable homes, create 8,000 jobs, and ultimately prevent homelessness for 20,000 people. Prior to joining Mercy Housing Lakefront, Holler was a National Director for Housing and Community Development for Fannie Mae. Cindy was responsible for making housing and community development investments with for-profit and non-profit developers as well as housing authorities and state and local governments throughout the nation.

Ianna Kachoris

Program Officer, John D. and Catherine T. MacArthur Foundation

As a program officer, Ianna Kachoris oversees the Foundation's multi-year, \$25 million How Housing Matters to Families and Communities research initiative. Ianna joined the Foundation in 2010 after directing Pew's Economic Mobility Project including all programmatic aspects of the project, overseeing research publications and guiding the development of a policy agenda with bipartisan consensus. Prior to her time at Pew, Ianna served as Senior Policy Advisor to Senator Edward M. Kennedy on issues ranging from housing and community development to telecommunications, research and development, international trade and economic policy, and was his liaison to the Joint Economic Committee.

Sarah Koschinska

Director of Self Sufficiency Programs, Project for Pride in Living, Inc.

Sarah Koschinska has worked at Project for Pride in Living (PPL) for 16 years, having served in several capacities: Volunteer Coordinator, Manager of Youth Services, and Community Technology Manager. In her current role, Sarah oversees program design, service delivery, and outcome evaluation for families and youth living in PPL housing. Sarah's skill base includes developing community partnerships, creating new supportive housing programs, volunteer management and digital inclusion efforts. Sarah came to PPL with direct service experience working with youth at the Bridge for Runaway Youth and Liberty Plaza.

Joseph Kunkel

Enterprise Rose Architectural Fellow, Santo Domingo Tribal Housing Authority

Enterprise Rose Architectural Fellow, Joseph Kunkel, is hosted by Santo Domingo Tribal Housing Authority and Sustainable Native Communities Collaborative in Santo Domingo, N.M. Joseph works with New Mexico's Santo Domingo Pueblo in design and planning, as well as expanding national dialog through Enterprise's Sustainable Native Communities Collaborative. He brings his background in master planning, design for education facilities and mixed-use development, coupled with his investment in native American Indian/tribal communities to his fellowship work. At Santo

Domingo Pueblo, he is involved in an array of projects including development of a Master Plan for the Santo Domingo Pueblo, rehabilitation of 14 homes in the historic village core, and a Historic Village assessment. Working with the Sustainable Native Communities Collaborative, Joseph has documented exemplary and best practices in tribal housing nationwide.

Terri Ludwig

President and Chief Executive Officer, Enterprise Community Partners

Terri Ludwig is president and chief executive officer of Enterprise Community Partners, Inc., a national nonprofit provider of development capital and expertise to create affordable homes and rebuild communities. Enterprise has pioneered neighborhood solutions through public-private partnerships and invested nearly \$16 billion to create 320,000 affordable homes. Terri is chair of the Enterprise Community Investment Board of Directors, chair of the Board of Directors of Enterprise Community Loan Fund and serves as a member of the Enterprise Community Partners Board of Trustees. With 23 years of experience in investment banking and nonprofit leadership, Terri joined Enterprise in 2009 as executive vice president and chief operating officer. She began her tenure as president and CEO in January 2011. From 2002 to 2009, Terri served as president of the Merrill Lynch Community Development Company, where she led community development, committed more than \$2 billion in loans and investments, launched a successful social investment platform for Merrill Lynch's private clients and served as a senior advisor on diversity issues.

Sarene Marshall

Executive Director, Center for Sustainability Urban Land Institute

Sarene Marshall is Executive Director of the Urban Land Institute's Center for Sustainability. In this role, she oversees ULI's activities in the areas of climate change, energy, sustainability, and resilience, including the Greenprint Center for Building Performance and ULI's Urban Resilience Program. Sarene came to ULI from The Nature Conservancy. As a Senior Advisor at TNC, she addressed the Conservancy's own environmental footprint by managing carbon, waste, water, and recycling. She also helped develop new initiatives on food security, water security, and smart infrastructure in Latin America.

Sunshine Mathon

Director, Design and Development, Foundation Communities

For the last eight years, Sunshine Mathon has overseen the deep green design and construction of new multifamily properties for Foundation Communities, a robust and sustainably-focused nonprofit affordable housing developer in central Texas. M Station, a 150-unit new construction community opened in 2011 with one of the highest ever LEED for Homes ratings (25+ above LEED Platinum). Currently, he is overseeing the design of the Lakeline Learning Center which is pursuing full Living Building Challenge certification. As a nationally-recognized leader in the deep green affordable housing sector, Sunshine routinely consults with a wide variety of local and national affordable housing agencies and developers.

Gene Maxwell

Mayor, Hopkins, Minnesota

Gene Maxwell served on the City Council from 1993 to 1997. He was re-elected to the council in 1997 and served until 2000 when he took office as Mayor having been elected in November of 1999. He is the longest serving Mayor in the history of Hopkins.

Timothy McDonald

Associate Professor, Practice in Architecture Temple University and President, Onion Flats LLC
Timothy McDonald is an Associate Professor of Practice in Architecture at Temple University, a Registered Architect in Pennsylvania and New Jersey, LEED AP, Certified Passive House Consultant and Tradesman (CPHC) and President of Onion Flats LLC, an award winning development/design/build collective centered in Philadelphia. He has been teaching and practicing for over 20 years with a focus on community development, high-performance building technologies and alternative construction methodologies. Through his research and practice, Tim, along with his partners at Onion Flats, has developed, designed and built some of the first LEED Gold and Platinum projects in the country and the First Certified Passive House project in Pennsylvania. In 2014 Tim initiated a research project in collaboration with PHFA to develop a Net-Zero-Energy-Capable building standard for all affordable housing by 2030 and is actively promoting this initiative with Housing Finance Agencies in 34 other States.

Angela Mingo

Community Relations Director, Nationwide Children's Hospital

Angela Mingo serves as the director of community relations for Nationwide Children's Hospital. She is responsible for developing and managing strategic partnerships with external organizations. Angela directs the community engagement efforts of the hospital and works closely with neighborhood and civic organizations. She has been instrumental in the implementation of the Healthy Neighborhoods, Healthy Families initiative, a five prong approach to neighborhood revitalization efforts on the city's Southside, led by Nationwide Children's Hospital. Angela served as community affairs director with Columbus City Council from 2000-2007. There, she worked with community leaders and local elected officials to support the clean indoor air ordinance and citywide affordable housing initiatives.

Eric Muschler

Program Officer, Region and Communities McKnight Foundation

Eric Muschler has been a Program Officer with the Region and Communities Program at The McKnight Foundation based in Minneapolis, MN since 2006. He moved back to MN with his family after 16 years work in community economic development in Cincinnati, Washington DC, Atlanta and Detroit. At McKnight he works to integrate three program areas; regional sustainable development, homes for all, and economically vibrant neighborhoods into a program that serves people and places by creating opportunities. Eric has worked to advance the field of community economic development throughout his career as an affordable housing developer, managing a national initiative at United Way of America, Director of Community Economic Development for the United Way of Metro Atlanta, and as the Director of the Asset Building Policy Project and Michigan IDA Partnership (MIDAP) in Michigan from 2000 to 2006.

Carol Naughton

President, Purpose Built Communities

Carol Naughton has been a leader in comprehensive community revitalization for more than 20 years and was a founding staff member of Purpose Built Communities. Previously, she served as the Executive Director of the East Lake Foundation, the community quarterback organization that developed and continues to implement the model of community revitalization that Purpose Built Communities is charged with replicating around the country. Prior to joining the East Lake Foundation, she was General Counsel and Deputy Executive Director for Legal and Nonprofit Affairs for the Atlanta Housing Authority where she served as a key member of the leadership team that brought AHA from the brink of receivership to national recognition as a sophisticated, progressive sponsor of affordable housing programs and community development.

Hilary Noll

Enterprise Rose Architectural Fellow, First Community Housing

As an Enterprise Rose Architectural Fellow, Hilary Noll is hosted by First Community Housing in San Jose, California. Hilary supports FCH's efforts to develop and build affordable housing that emphasizes sustainability. She works with FCH to raise standards and practices for design excellence, assist in building the first Living Building Challenge-certified affordable housing and create compelling graphics to illustrate building features which can be used to educate the public and the profession. Bringing her experience in architecture and green building project management, Hilary helps to enrich and deepen the capacity of First Community Housing to develop and build award winning, truly inspiring affordable housing projects that enhance the overall quality of 'place' in the Bay Area.

Marc Norman

2014-2015 Loeb Fellow, Harvard University

Marc Norman is trained as an urban planner and has worked in the field of community development and finance for over 15 years. He has developed or financed over 2,000 units totaling more than \$400 million in total development costs. He has worked for non-profit and for-profit organizations committed to community development and affordable housing. He has taught courses on real estate

and housing policy in the School of Architecture and implemented initiatives at UPSTATE: in collaboration with City, State and University partners. He is currently a Harvard Loeb Fellow for the 2014-15 year at the Graduate School of Design.

Terri North

President and Chief Executive Officer, Providence Community Housing

Since arriving at Providence in early 2007, Terri North has overseen the development of 717 units of subsidized senior housing with low income housing tax credits, HOME funds, and refinanced HUD loans. In her previous dual role as a consultant for both the Archdiocese and Christopher Homes, Terri managed the refinancing and rehabilitation of 13 Section 202 Housing properties (1,200 units) serving the low-income elderly population. Prior to her consultant work, North managed financial operations and provided financial analysis for Willwoods Community. She coordinated the financial structuring and participated in the redevelopment of low-income and elderly low-income housing communities using a combination of low-income housing tax credits, HOME funds, HUD Mark to Market debt, and private permanent mortgage debt.

Liz Ogbu

Founder and Principal, Studio O

A designer, urbanist, and social innovator, Liz Ogbu is an expert on sustainable design and spatial innovation in challenged urban environments globally. She is founder and principal of Studio O, an innovation firm that works with communities in need to use the power design to deliver deep social impact. From designing shelters for immigrant day laborers in the U.S. to leading a design workshop at the Clinton Global Initiative Annual Meeting, Liz has a long history of engagement in the design for social impact movement. Currently, she has her own multidisciplinary consulting practice that works with nonprofits, municipalities, and companies to tackle wicked social problems through creative transformations of places, systems, and communities. Her clients include the Nike Foundation, Jacaranda Health, and Pacific Gas & Electric. And her network of collaborators have been equally dynamic including the likes of HealthxDesign, envelope a+d, and the Center for Sustainable Global Enterprise (Cornell).

John Patterson

Director of Planning, Research and Evaluation Minnesota Housing Finance Agency

John Patterson is the Director of Planning, Research and Evaluation at the Minnesota Housing Finance Agency. In the position, John directs the Agency's strategic and annual business planning and leads a research staff that analyzes housing, economic, and community conditions/trends and evaluates the performance of Minnesota Housing's programs. Prior to this position, John had been the Director of Planning and Performance Measurement at the Minnesota Department of Human Services, a Manager and Principal Evaluator at the Minnesota Office of the Legislative Auditor, and a Budget Analyst with the Congressional Budget Office.

Michael Pitchford

President and Chief Executive Officer, CPDC

Michael Pitchford is responsible for the overall strategic direction and management of CPDC. He has developed a strong understanding of how national and local policy impact housing affordability while serving on the Board of the National Housing Conference for a decade, including three years as its president. Together with his leadership skills in generating a shared vision with employees, this experience made him an expert in building infrastructure for stable and rapid growth. Previously, Mike led the Community Development Equity Group at Bank of America Corporation in Charlotte, NC. Under his leadership, the Group developed or rehabilitated 23,000 units of affordable housing since 1994 and increased equity commitments by 3,000%. These developments included Make A Difference Centers, which are community life programs tailored to the needs of the resident population with services including computer training for residents of all ages, career and academic mentoring, and on-site health clinics.

Christian Runge

Associate, Mithun

Christian Runge is a landscape architect at Mithun in Seattle where he has worked on numerous projects in locations ranging from Yosemite National Park to city parks and dense urban districts. He is passionate about designing at the intersection of ecological, cultural, and experiential processes in all of these environments. He has worked extensively to establish a research and performance metrics working group at Mithun with an emphasis on both ecology and human health.

Megan Sandel

Principal Investigator, Children's HealthWatch
Megan Sandel, MD, MPH, is an Associate Professor of Pediatrics at the Boston University School of Medicine, the former Director of Pediatric Healthcare for the Homeless at Boston Medical Center, a Co-principal investigator with Children's HealthWatch and a nationally recognized expert on housing and child health. She is also the Interim Executive Director of the National Center for Medical-Legal Partnership. In 1998, she published with other doctors at Boston Medical Center, the DOC4Kids report, a national report on how housing affected child health. In 1999, she followed as an author on "There's No Place Like Home", a second report documenting how asthma, lead, injuries, homelessness, food insecurity, chronic disease and educational attainment were all affected by housing.

Rupal Sanghvi

Founder, HealthxDesign
Rupal Sanghvi is enthusiastic about fomenting possibilities for innovation, sustainability and effectiveness in public health programming through applying tools and methodologies developed in the fields of architecture, urban design and experience design with social justice solutions in mind. She founded HealthxDesign to identify the role of design — including the built environment—for optimizing health outcomes. Specifically, she aims to further conceptualize and develop metrics to leverage design as a technical strategy for health programming. She is a Principal Investigator at the Public Health Institute, a Fellow at the Design Trust for Public Space, and Faculty at Parson's New School for Design. Rupal has over fifteen years of experience in health promotion and disease prevention.

Lawrence Scarpa

Founder and Principal, Brooks + Scarpa
The work of Lawrence Scarpa has redefined the role of the architect to produce some of the most remarkable and exploratory work today. He does this, not by escaping the restrictions of practice, but by looking, questioning and reworking the very process of design and building. Each project appears as an opportunity to rethink the way things normally get done — with material, form, construction, even financing — and to subsequently redefine it to cull out to latent potentials — as Lawrence aptly describes: making the "ordinary extraordinary." He is a cofounder of Livable Places, Inc.; a nonprofit development and public policy organization dedicated to building mixed-use housing on under-utilized and problematic parcels of land. Most recently he cofounded the Affordable Housing Design Leadership Institute (AHDLI) to help develop more sustainable and livable communities.

Rebecca Schaaf

Senior Vice President, Stewards of Affordable Housing for the Future
Rebecca Schaaf leads SAHF's energy and water conservation initiatives, including the Big Reach, SAHF's collaborative effort with its members to lead the industry in the long-term preservation of affordable housing by reducing energy and water use portfolio-wide by 20% by 2020. Prior to joining SAHF, Rebecca supported energy efficiency programs in China, Russia, and Ukraine at Pacific Northwest National Laboratory's Joint Global Change Research Institute and worked on a variety of program areas as a Program Officer for CHF International.

Deidre Lal Schmidt

President and Chief Executive Officer, CommonBond Communities
Deidre Lal Schmidt is a creative and passionate housing professional with a unique mix of transactional, business planning, organizational development, finance and policy formulation experience in both US domestic and international contexts. Currently she is the President and CEO of CommonBond Communities, a non-profit developer/owner of service-enriched housing for families, seniors and populations with special needs. Previously, Deidre was Principal of One Roof Global Consulting and the Executive Director of the Affordable Housing Institute. This work included research and consulting, policy analysis, financial product design and financial institution business planning, housing development and knowledge exchange.

Colleen Schwarz

Vice President of Affordable Housing, Community Reinvestment Fund, USA
As Vice President of Affordable Housing, Colleen Schwarz manages CRF's Affordable Housing program. She leads product management, market research, investor relations and sales prospecting for the program. Prior to joining CRF's staff, Schwarz served on CRF's Board of Trustees as the Vice Chair and Co-Chair of the Loan Review Advisory Committee. She was the Vice President of Business Development for GMAC Commercial Holding Company (now CapMark), where she developed and revitalized relationships with State Housing Finance Agencies and other institutions and launched a private label higher education loan product for the GM family.

Alexa Sewell

President, Settlement Housing Fund
Alexa Sewell became Settlement Housing Fund's chief executive on February 1, 2014. Ms. Sewell was previously Senior Vice President for Corporate Strategy and External Affairs at The Community Preservation Corporation, a nationally recognized leader in affordable housing finance. Before that, she was Deputy Commissioner and Chief of Staff for the New York City Department of Housing Preservation and Development, responsible for policy development and external affairs. She also worked in Washington as staff to the Appropriations Committee, as a policy analyst for The National Alliance to End Homelessness, and as a Presidential Management Fellow with the U.S. Department for Housing and Urban Development.

Joshua Simon

Executive Director, East Bay Asian Local Development Corporation
Joshua has been dedicated to building vibrant, healthy neighborhoods throughout his career. Prior to becoming the Executive Director for EBALDC, Joshua was Director of Real Estate Consulting at the Northern California Community Loan Fund (NCCLF), where he helped nonprofits deepen their impact in the community by better aligning their programs with their facilities. From 1994–2006, Joshua worked as Senior Project Manager and then Director of EBALDC's Real Estate Development Department, overseeing the development of major mixed-use complexes that combine affordable rental apartments with community and retail facilities benefitting the broader community.

Nora Slawik

Mayor, Maplewood, Minnesota
Nora Slawik started her term as Mayor of Maplewood in January 2014. She is the Chair of the Policy Advisory Committee of the Rush Line Corridor Task Force; a member of the executive committee of the Metropolitan Council Transportation Advisory Board; a member of the Gateway Corridor/Gold Line Commission; Secretary of the Minnesota Mayors Association and is a member of the Suburban Ramsey Family Collaborative. She also served seven terms in the Minnesota House of Representatives, chairing the Early Childhood Finance Committee for two terms. Nora also as a project management consultant with the MinnesotaHelp Network, a statewide information and referral resource which includes the Senior Linkage Line, the Disability Linkage Line and the Veterans Linkage Line.

Michael Spotts

Senior Analyst and Project Manager, Enterprise Community Partners
Michael Spotts is a Senior Analyst, Project Manager for Enterprise Community Partners. He joined the Public Policy team in August 2009. In his position at Enterprise, he conducts research and analysis of affordable housing and community development policies, and manages Enterprise's federal transit-oriented development policy activities. He serves as Vice-Chair of the Arlington County (VA) Affordable Housing Study working group, a member of the County's Community Development Citizen's Advisory Committee, and a member of the Board of Directors for the Arlington Partnership for Affordable Housing.

Katherine Swenson

Vice President, Design Initiatives, Enterprise Community Partners

Katie Swenson is a national leader in sustainable design for low-income communities. Katie oversees Design Initiatives for Enterprise Community Partners, Inc., directing the Affordable Housing Design Leadership Institute and the Enterprise Rose Architectural Fellowship, which cultivates a new generation of community architects through hands-on, high-impact projects in local communities across the country. The 50+ program fellows remain leaders in community design, spearheading a national movement of architects dedicated to community development and social activism. After completing her own Enterprise Rose Fellowship at the Piedmont Housing Alliance in Charlottesville, Va., Katie founded the Charlottesville Community Design Center and led it to establish, with Habitat for Humanity, an influential and acclaimed international design competition.

Erik Takeshita

Director of Creative Placemaking, LISC

Erik Takeshita is the Director of Creative Placemaking for the Local Initiatives Support Corporation (LISC). Mr. Takeshita's passion is arts-based community development and he has over 20 years of experience working at the intersection of community development and the arts, including serving as Deputy Director for Twin Cities LISC, leading an art center in Honolulu, Hawai'i, and serving as a Senior Policy Aide to the Mayor of Minneapolis. Mr. Takeshita attended the Harvard Kennedy School and has served on numerous boards and Commissions.

J. Ronald Terwilliger

Chairman, ULI Terwilliger Center for Housing, and Chairman Emeritus

Trammel Crow Residential
Ron Terwilliger is Chairman Emeritus of Trammell Crow Residential, a national residential real estate company. Ron is past Chairman of the Urban Land Institute and is Chairman Emeritus of the Wharton Real Estate Center. He currently serves as Chairman of the Board of Directors of the "I Have A Dream" Foundation, is Chairman of Enterprise Community Partners and Enterprise Community Investments, and additionally chairs Habitat's \$4 billion World of Hope Global Capital Campaign. Philanthropically, Ron made a \$5 million gift to establish the ULI Terwilliger Center for Workforce Housing, and a \$5 million gift to Enterprise Community Partners, creating the Enterprise Terwilliger Fund, which aims to create 2,000 affordable homes annually. His \$100 million legacy gift to Habitat for Humanity International will help 60,000 families worldwide access improved housing conditions.

Mary Tingerthal

Commissioner, Minnesota Housing Finance Agency

Mary Tingerthal was appointed Commissioner of Minnesota Housing by Governor Mark Dayton on January 21, 2011. Mary brings both public and private sector experience, and deep understanding of the issues surrounding affordable housing development, preservation and finance. In announcing her appointment, Governor Dayton was noted that "Mary brings outstanding state and national expertise in housing finance and policies. Her leadership will propel the Minnesota Housing Finance Agency back into its traditional role as not only our state's premier public housing finance institution, but also a national leader in helping lower- and middle-class families afford to buy homes and stay in them." Most recently, she was President of Capital Markets Companies for the Housing Partnership Network where she coordinated the work of the Housing Partnership Fund, which provides acquisition and predevelopment financing; Housing Partnership Ventures, which serves as the Network's investment vehicle; the Charter School Financing Partnership, a new conduit for charter school loans; and the Network's housing counseling intermediary and neighborhood stabilization programs.

Ellen Tohn

Founder and Principal, Tohn Environmental Strategies

Ellen Tohn is an environmental and health consultant with over 20 years of experience. She is the founder and principal of Tohn Environmental Strategies and a nationally recognized expert in housing based environmental health threats, healthy housing and indoor air quality, and lead poisoning prevention. She also has extensive sector experience working on clean air, solid and hazardous waste, toxic substances, and comparative risk. Ellen works with housing developers, property owners, managers and architects to create green and healthy housing.

Harriet Tregoning

Principal Deputy Assistant Secretary, Office of Community Planning and Development Resilience, U.S. Department of Housing and Urban Development

Harriet Tregoning leads the Office of Community Planning and Development at the US Department of Housing and Urban Development. She recently led HUD's Office of Economic Resilience, helping regions, cities, counties and towns across the country build a strong foundation for a diverse and prosperous economy based on enhancing community quality of place, economic opportunity, fiscal stability, transportation choice, and affordability. She was previously Director of the District of Columbia Office of Planning, where she worked to make DC a walkable, bikeable, eminently livable, globally competitive and thriving city. Her priorities included re-writing the city's zoning code for the first time in 50 years, planning the revitalization of National Historic Landmark St. Elizabeth's Hospital campus as part of the consolidation of the Department of Homeland Security's Headquarters, and collaborating with her transportation colleagues to bring the nation's (then) largest bike-sharing program to DC in 2010. Prior to this she was the director of the Governors' Institute on Community Design and co-founded with former Maryland Governor Glendening. She served Governor Glendening as Secretary of Planning.

Michelle McDonough Winters

Senior Visiting Fellow for Housing, ULI Terwilliger Center for Housing

Michelle McDonough Winters is Senior Visiting Fellow for Housing at the ULI Terwilliger Center for Housing. In this role, she works with the Terwilliger Center on key research, publications and convenings related to rental housing development and preservation; housing affordability and finance; and the intersection of housing and health. Michelle brings almost 20 years of experience working in the housing and community development field on issues ranging from housing finance and policy to nonprofit capacity building. She is currently president of Winters Community Strategies, a consulting practice focusing on the intersection of affordable housing and sustainable communities. Michelle most recently led the sustainability and green affordable housing efforts of NeighborWorks America, where she developed the first organization-level green designation program for housing and community development nonprofits.

Mariia Zimmerman

Principal and Founder, MZ Strategies LLC

Mariia Zimmerman, Principal and Founder of MZ Strategies, LLC, is a seasoned veteran of shaping organizational change and entrepreneurship. She opened Reconnecting America's Washington, DC office and served as its Vice President for Policy. She was a founding member and interim Director of Transportation for America and served as Deputy Director of the Office of Sustainable Housing and Communities helping to manage the establishment of a \$250 million grant program within the US Department of Housing and Urban Development. Mariia also spent six years on Capitol Hill working in the office of Congressman Earl Blumenauer. Mariia has led a wide range of technical, research, and planning efforts on a range of policy subjects from transportation reform to transit-oriented development to affordable housing and regional planning.

Emily Abeln

New Hope Housing, Inc.
Houston, TX

Emel Alexander

UREC
Baton Rouge, LA

Karen Anderson

Family Housing Fund
Minneapolis, MN

Greta Armijo

Santo Domingo Tribal Housing
Authority
Santo Domingo Pueblo, NM

Patricia Arnst

ULI Minnesota
Shorewood, MN

Aubrey Austin

ULI Minnesota
Minneapolis, MN

Alma Balanon-Rosen

Enterprise Community Partners
Rochester, NY

Laney Barhaugh

Greater Metropolitan Housing
Corporation
Minneapolis, MN

Geoffrey Barton

Mountain Housing Opportunities
Asheville, NC

Karl Batalden

City of Woodbury
Woodbury, MN

Ryan Baumtrog

Minnesota Housing Finance
Agency
Saint Paul, MN

Susan Beck-Ferkiss

City of Fort Collins
Fort Collins, CO

Lisa Bender

City of Minneapolis
Minneapolis, MN

Ben Bentley

Metropolitan Development and
Housing Agency
Nashville, TN

Sara Bergen

U.S. Department of Housing and
Urban Development
Washington, DC

James Bernardo

Presbyterian Senior Living
Reading, PA

Laurel Blatchford

Enterprise Community Partners
Washington, DC

Nick Boettcher

Minnesota Housing Finance
Agency
Saint Paul, MN

John Breitinger

United Properties
Minneapolis, MN

Maya Brennan

ULI-the Urban Land Institute
Washington, DC

Jeff Briggs

City of Winter Park
Winter Park, FL

Jeffrey Burdick

Ingham County Land Bank Fast
Track Authority
Lansing, MI

Paul Burns

Metropolitan Council
Saint Paul, MN

Gustav Byrom

State of Montana-Dept of
Commerce
Helena, MT

Abigail Calhoun

Healthy Materials Lab, Parsons
School of Design
New York, NY

Jack Cann

Housing Justice Center
Saint Paul, MN

Charles Carey

Mintz Levin
New York, NY

Samuel Carlsen

Minneapolis, MN

Becky Carlson St. Clair

Artspace
Minneapolis, MN

Kevin Casey

New Avenue
Berkeley, CA

Michael Chavez

Fairmount Collaborative
Dorchester, MA

Henry Cisneros

CityView
San Antonio, TX

Chris Coleman

City of Saint Paul
Saint Paul, MN

Stacy Crakes

Scott County
Shakopee, MN

Roger Cummings

Juxtaposition Arts
Minneapolis, MN

Barbara Dacy

Washington County HRA
Woodbury, MN

Christina Day

City of Plano
Plano, TX

Ray Demers

Enterprise Community Partners
Washington, DC

Jon Dickerson

Diversified Equities Corporation
Minneapolis, MN

Carl Dillon

Urban Restoration Enhancement
Corporation
Baton Rouge, LA

David Dixon

Stantec
Boston, MA

Kevin Dockry

Hennepin County
Minneapolis, MN

Gary Dominguez

Colorado Housing and Finance
Authority
Denver, CO

Polly Duke

Homes for America
Annapolis, MD

Helen Dunlap

Dunlap Consulting
Chicago, IL

Aubrie Eisenhart

Master Properties Minnesota, LLC
Minneapolis, MN

Jela Ellefson

Eastern Market Corporation
Detroit, MI

Steve Erie

Vesta Corporation
Weatogue, CT

Gary Evora

Kamehameha Schools
Honolulu, HI

Michael Fischer

Briarcliff Development Company
Kansas City, MO

John Fitzgerald

ULI-the Urban Land Institute
Hong Kong, China

Marie Franchett

City of Saint Paul
Saint Paul, MN

Lisa Freese

Scott County
Jordan, MN

Camille Galdes

ULI-the Urban Land Institute
Washington, DC

Barbara Garcia

City of Rapid City
Rapid City, SD

Amy Geisler

Metropolitan Council
Minneapolis, MN

Kari Gill

Dakota County
Saint Paul, MN

Cheryl Gladstone

Enterprise Community Partners
New York, NY

Nick Goede

Anawim Housing
Des Moines, IA

Luke Gosda

Brookfield Residential
Austin, TX

Linnea Graffunder-Bartels

City of Oakdale
Oakdale, MN

Jacob Grussing

Scott County
Shakopee, MN

Shannon Guernsey

Minnesota NAHRO
Saint Paul, MN

Janine Halverson

Wells Fargo Multifamily Capital
Boulder, CO

Margaret Harbaugh

Morgan Stanley Real Estate
Investing
New York, NY

Cindy Harvey

KEPHART community :: planning
:: architecture
Denver, CO

Josh Hellyer

Polk County Housing Trust Fund
Des Moines, IA

Chris Herrmann

Enterprise Community
Investment, Inc.
New York, NY

Janice Hetland

Lathrop & Gage LLP
St. Louis, MO

Ellen Higgins

CommonBond Communities
Saint Paul, MN

Cindy Holler

Mercy Housing Lakefront
Chicago, IL

Gordon Hughes

Eberhardt Advisory, LLC
Eden Prairie, MN

Pamela Hughes Patenaude

J.Ronald Terwilliger Foundation
for Housing America's Families
Vienna, VA

Andy Hyatt

Boston University School of
Medicine
Boston, MA

Mary Jane Jagodzinski

Community HousingWorks
San Diego, CA

Robert Johns

Community Preservation and
Development Corporation
Silver Spring, MD

Bradley Jones

Harristown Development
Corporation
Harrisburg, PA

Jared Jonson

ULI Northwest
Seattle, WA

Margaret Kaplan

Minnesota Housing Finance
Agency
Saint Paul, MN

Breck Kean

Prestwick Development
Company
Atlanta, GA

Logan Kimble

Brookfield Residential
Austin, TX

Lynn Knapik

Lynn Knapik Real Estate LLC
San Antonio, TX

Michael Krych

BKV Group
Minneapolis, MN

Eddie Landenberger

Twin Cities Community Land
Bank
Minneapolis, MN

Annie Ledbury

East Bay Asian Local
Development Corporation
Oakland, CA

Stephen Lee

TIAA-CREF
New York, NY

Rachelle Levitt

U.S. Department of Housing and
Urban Development
Washington, DC

Emily Lieb

Metro Regional Government
Portland, OR

Emma Littlejohn

The Littlejohn Group
Charlotte, NC

Jorge Lopez

Southwest Minnesota Housing
Partnership
Slayton, MN

Terri Ludwig

Enterprise Community Partners
New York, NY

Keegan Mahoney

Hudson-Webber Foundation
Detroit, MI

JT Malasri

MLGW
Memphis, TN

Gamar Markarian

Healthy Materials Lab, Parsons
School of Design
New York, NY

Sarene Marshall

ULI Northwest
Washington, DC

Sunshine Mathon

Foundation Communities
Austin, TX

Amy McCulloch

Twin Cities LISC
Saint Paul, MN

Paul McGrath

Purdue University Calumet
Hammond, IN

Paul Mellblom

Meyer Scherer & Rockcastle
Minneapolis, MN

Maureen Michalski

Schafer Richardson
Minneapolis, MN

Geoffrey Morgan

First Community Housing
San Jose, CA

Eric Muschler

McKnight Foundation
Minneapolis, MN

Alexia Nazarian

New York, NY

Hilary Noll

First Community Housing
San Jose, CA

Laycie Norris Wagner

American Heart Association
Dallas, TX

Mary Novak

Project for Pride in Living
Minneapolis, MN

Sandra Oakes

Twin Cities Community Land
Bank
Minneapolis, MN

Jennifer Olson

State of Montana-Dept of
Commerce
Helena, MT

Yaw Opoku

Vanguard Properties
Development Company Ltd
Ridge-Accra, Ghana

Charles Patenaude

Dougherty Mortgage LLC
Vienna, VA

ATTENDEES

Kerri Pearce-Ruch

Hennepin County
Minneapolis, MN

Beth Pfeifer

The Cornerstone Group
Minneapolis, MN

Kathy Plettenberg

State of Montana-Dept of
Commerce
Helena, MT

Julie Porter

Charlotte Mecklenburg Housing
Partnership
Charlotte, NC

Neal Rackleff

City of Houston
Houston, TX

Mark Rauenhorst

Marren Properties, LLC
Minnetonka, MN

Beth Reetz

Metropolitan Council
Saint Paul, MN

Patricia Rice

Winter Park Housing Authority
Winter Park, FL

Richard Roberts

RedStone Equity Partners
New York, NY

Jeffrey Rodman

KeyBank Real Estate Capital
Dallas, TX

Barry Rosenberg

Steiner + Associates
Columbus, OH

Emily Roush-Elliott

GLCEDF and CSTC
Greenwood, MS

Steve Rubin

Harkins Builders, Inc.
Marriottsville, MD

Christian Runge

Mithun
Seattle, WA

Patrick Rutter

PBC
West Palm Beach, FL

Josh Safdie

Kessler McGuinness &
Associates, LLC
Newton, MA

Megan Sandel

Children's Health Watch
Boston, MA

Dan Sawislak

Resources for Community
Development
Berkeley, CA

Rebecca Schaaf

Stewards of Affordable Housing
for the Future
Washington, DC

Jeffrey Schoeneck

Cunningham Group Architecture
Minneapolis, MN

Jane Sedonaen

Integrated Design Studio, Inc.
Mill Valley, CA

Deanna Seppanen

Seppanen Group / Greystar
Saint Paul, MN

Alex Sharpe

City of Shakopee
Shakopee, MN

Brian Shelton-Kelley

NeighborWorks Alaska
Anchorage, AK

Joshua Simon

East Bay Asian Local
Development Corporation
Oakland, CA

Merrie Sjogren

The Sjogren Group
Golden Valley, MN

Nora Slawik

City of Maplewood
Maplewood, MN

Mark Smith

Jacobs
Houston, TX

Teresa Smith

City of Oklahoma City
Oklahoma City, OK

Eden Spencer

Greater Metropolitan Housing
Corporation
Minneapolis, MN

Michael Spotts

Enterprise Community Partners
Washington, DC

Libby Starling

Saint Paul, MN

Ross Stiteley

Dominium Inc
Plymouth, MN

Robert Streeter

City of Oakdale
Saint Paul, MN

Katherine Swenson

Enterprise Community Partners
Boston, MA

Josh Talberg

Marcus & Millichap
Minneapolis, MN

Mary Taylor

Lindquist & Vennum
Minneapolis, MN

Ron Terwilliger

Atlanta, GA

Charles Thompson

William Charles Investments, Inc.
Rockford, IL

Mary Tingerthal

Minnesota Housing
Saint Paul, MN

Katie Topinka

Minnesota Housing Finance
Agency
Saint Paul, MN

Harriet Tregoning

U.S. Department of Housing and
Urban Development
Washington, DC

Patrick Ure

City of Long Beach
Long Beach, CA

Emily Vaughan

ULI-the Urban Land Institute
Washington, DC

shane Walgamuth

Anderson companies
St. Louis Park, MN

William Weber

Minneapolis, MN

Charles Werhane

Enterprise Community
Investment, Inc
Columbia, MD

Sarah White

Artspace
Minneapolis, MN

Stockton Williams

ULI-the Urban Land Institute
Washington, DC

Brent Wittenberg

Marquette Advisors
Minneapolis, MN

Melvin Wrenn

Travis County Housing Authority
Austin, TX

Daniel Wu

Charities Housing
San Jose, CA

Jerilynn Young

U.S. Bank
Minneapolis, MN

Mariia Zimmerman

MZ Strategies, LLC
Arlington, VA

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Institute**

1025 Thomas Jefferson Street, NW
Suite 500 West
Washington, DC 20007



Enterprise®

70 Corporate Center
11000 Broken Land Parkway
Suite 700
Columbia, MD 21044