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
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.

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 Duininck, 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
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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**
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**Marty Jones**
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**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 Yorke**
  Coordinator, Environmental Justice Initiatives Ingham County
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.

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
Urban Land Institute
Housing Opportunity 2015

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
Senior Analyst and Project Manager
Enterprise Community Partners
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 Ogbo
Founder and Principal, Studio O
### 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

### 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

### 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

### 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? 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.

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

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 passivhaus, 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
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
Maria 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

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

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 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 Episcopalian 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.
Housing Opportunity 2015

Lisa Bender

Vice President, New Ecology, Inc.

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 for 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 work 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 $40 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 Policy and Practice. 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 Center’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 a Bridge program’s site. 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 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 $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 CEO of Unvision 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 life-time 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 the 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 Long Associates and a partner in WD 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 (Minneapolis) 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 the NERP. Breann is an MPC housing and community development initiatives specialist. 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 partnerships 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 Federal Emergency Management Agency 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 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 and economic development 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 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 Re-alty 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.
SPEAKER BIOS

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—growth and prosperity in the city 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 $200-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.

Joseph Kunkel
Enterprise Rose Architectural Fellow, Santo Domingo Tribal Housing Authority
Enterprise Rose Architectural Fellow, Joseph Kunkel, is hosted by the 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, she 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.

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**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 through 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.

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**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-based 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 FHA from the brink of receivership to national recognition as a sophisticated, progressive sponsor of affordable housing programs and community development.

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**Hillary Noll**  
**Enterprise Rose Architectural Fellow, First Community Housing**

As an Enterprise Rose Architectural Fellow, Hillary 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 project. Noll aims to 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.

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**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 and managed 2,000 units totaling more than $400 million in total development costs. He has worked for nonprofit 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.

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**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.

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**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 and has been named a 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 US 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 multi-disciplinary 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).

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**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 Measures for 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.

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**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.

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**Christian Runge**  
**Assistant Professor, University of Washington**

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.
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 Urban Land Institute and is the President of Partnerships for Affordable Housing.

Lawrence Scarpa
Founder and Principal, Brooks + Scarpa

The role 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 culminate to potent — 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.

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 the 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.
SPEAKER BIOS

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  
Trammell 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 $35 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 Internationally will help 60,000 families worldwide access improved housing conditions.

Mary Tregoning  
Commissioner, Minnesota Housing Finance Agency  
Mary Tregoning was appointed Commissioner of Minnesota Housing Finance Agency 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 find places 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 redevelopment 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  
Harriet Tregoning leads the Office of Community Planning and Development at the US Department of Housing and Urban Development. 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 the 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 Glendenning. She served Governor Glendenning 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 choice and property rights 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.
ATTENDEES

Kerri Pearce-Ruch  
Hennepin County  
Minneapolis, MN

Beth Pfeifer  
The Cornerstone Group  
Minneapolis, MN

Kathy Plattenberg  
State of Montana-Dept of Commerce  
Helena, MT

Kathy 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  
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Integrated Design Studio, Inc.  
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Seppanen Group / Greystar  
Saint Paul, MN

Alex Sharpe  
City of Shakopee  
Shakopee, MN

Brian Shelton-Kelley  
Neighborhoods Alaska  
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East Bay Asian Local Development Corporation  
Oakland, CA

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The Sjogren Group  
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Nora Slawik  
City of Maplewood  
Maplewood, MN

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Jacobs  
Houston, TX

Teresa Smith  
City of Oklahoma City  
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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 Streetar  
City of Oakdale  
Saint Paul, MN

Katherine Swenson  
Enterprise Community Partners  
Boston, MA

Josh Talberg  
Marcus & Millichap  
Minneapolis, MN

Mary Taylor  
Landquist & Vennum  
Minneapolis, MN

Ron Terwilliger  
Atlanta, GA

Charles Thompson  
William Charities Investments, Inc.  
Rockford, IL

Mary Tingertal  
Minnesota Housing  
Saint Paul, MN

Katie Topinka  
Minnesota Housing Finance Agency  
Saint Paul, MN

Harriet Tregoning  
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City of Long Beach  
Long Beach, CA

Emily Vaughan  
ULI-the Urban Land Institute  
Washington, DC

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Anderson companies  
St. Louis Park, MN

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Golden Valley, MN

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Austin, TX

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Maria Zimmerman  
MZ Strategies, LLC  
Arlington, VA

Local Host Supporter  
The Cornerstone Group  
Dominium