



THURSDAY, September 16

Session 1 | 10:15 am - 11:30 am

PUBLIC FINANCING 101

Can you ever know too much about the public financing mechanisms available for the development of affordable rental housing? We didn't think so either. Come hear the latest about bond financing, LIHTC, HOME and other federal resources.

Moderator: Cindy Coen, ADOH
Kim Dorney, City of Phoenix
Stephanie Smelnick, U.S. Dept. of Housing & Urban Development
Ernie Wetherbee, U.S. Dept. of Agriculture/Rural Development

LANDLORD LOVE

Are you a landlord to love? Come hear about some of the best property management practices instituted by some of Arizona's outstanding property management companies. Your tenants will love you; those who monitor your property will thank you.

Moderator: Renee Suaava, ADOH
Nancy Bills, Biltmore Properties, Inc.
Anthony DeAugustine, Vim Residential Management
Wendy Weiske, Dunlap & Magee Property Management, Inc.

FOREVER AFFORDABLE

This panel will share ideas on how to make the homes we build affordable now and for the next generation. Ideas such as land trusts and Habitat for Humanity models provide homeownership opportunities but also assure continued affordability through non-traditional mechanisms for homeownership.

Moderator: Kathy Pechman, National Bank of Arizona
Allen Carlson, Newtown CDC
Michael McDonald, Habitat for Humanity Tucson

HOUSING FIRST TO LAST

Housing First is a model for how to make a lasting turn around in the lives of the chronically homeless. Listen to a panel of experts talk about how this model is making a difference in Utah and other areas that have adopted the Housing First approach to ending homelessness.

Moderator: Michael Traylor, ADOH
Charlene Flaherty, Corporation for Supportive Housing
Lloyd Pendleton, State of Utah
R. Michael McQuaid, JM Management Company

A COLLABORATION OF THE MINDS

Nothing in life happens in a vacuum, especially not in the housing and community development arena. Collaboration for a New Century will provide information on an innovative program they offer which enhances collaboration efforts between the nonprofit and for-profit sectors, we'll hear from one of the participating nonprofits, and will also hear how another agency has coupled myriad resources to revitalize an entire community through many years of active collaboration.

Moderator: Carol Ditmore, ADOH
Steve Capobres, Collaboration for a New Century
Joel McCabe, Desert Mission Neighborhood Renewal
John Wall, Arizona Housing, Inc.

Session 2 | 1:30 pm - 2:45 pm

THE ROAD LESS TRAVELED

Transit Oriented Development (TOD) has long been touted as the wave of the future in affordable housing and green-friendly development, but we have yet to see it really take off. Hear how TOD can put your next rental project on the map.

Moderator: Betty Villegas, Pima County
Kurt Creager, Stardust
Brian Kearney, Gray Development
Marilyn Robinson, Drachman Institute

THE TENANT IS ALWAYS RIGHT

Well, we know that isn't true, but a tenant does have rights. A top legal advocate will provide some helpful insight into how to keep from violating those rights by handling disputes with care, making sure proper notifications are given when needed, and other helpful hints.

Moderator: Reid Butler, Arizona Multifamily Association
Scott Clark, Law Offices of Scott M. Clark

FORECLOSURE PREVENTION

It's the housing industry's dirtiest word, but we cannot keep from talking about it: foreclosure. Try as we might, we haven't been able to quell the use of the word. Find out the latest efforts to address the foreclosure issue.

Moderator: Carl Kinney, ADOH
Patricia Garcia-Duarte, Neighborhood Housing Services
Reginald Givens, ADOH
Mark McArdle, U.S. Department of the Treasury

UNIVERSAL DESIGN

This session will discuss the concepts behind Universal Design and what conscientious developers need to consider when they are concerned about the livability of units for disabled persons as well as the "visitability" of units not necessarily designed to be inhabited by disabled persons.

Moderator: Michael Traylor, ADOH
Darrel Christenson, Arizona Bridge to Independent Living
Steve Hastings, Foundation for Senior Living

THE BEST OF CDBG

Some of the state's best Community Development Block Grant (CDBG) projects will be discussed by a panel representing CDBG projects statewide. Pick up on best practices and ideas that you might want to take back to your town.

Moderator: Kathy Blodgett, ADOH
Traci Pete, City of Phoenix
Barbara Bellamy, City of Phoenix
Sarah Darr, City of Flagstaff

The schedule reflects invited presenters.



Session 3 | 3:00 pm - 4:15 pm

UNDER THE MICROSCOPE

Do lenders make you feel like your proposed rental project is being viewed under a microscope? Hear from both public and private underwriting professionals and learn what they look at to ensure that your project doesn't pose an undue risk to investors and the taxpayer.

Moderator: Cindy Coen, ADOH
Julia Peru, ADOH
Joel Levitz, Boston Capital

AVOIDING AN IRS AUDIT

Having problems with your personal return? Can't help you there...but if you own or manage a Low-Income Housing Tax Credit (LIHTC) financed property we can help. State monitoring officials will share what issues are most likely to lead to the dreaded filing of IRS Form 8823 on your property and how to avoid it.

Moderator: David Adame, Chicanos Por La Causa
Renee Suaava, ADOH
Lisa Troy, Atlantic Development

TAKING THE DRIVE OUT OF DRIVE 'TIL YOU QUALIFY

The cost of housing is the cost of housing, but there are ways of approaching other costs that can make maintaining a home more affordable for lower income households. This session will focus on how location, land use, and transportation play an important part in the equation. It all adds up.

Moderator: Carl Kinney, ADOH
Corky Poster, Poster Frost Associates

CONTINUUM ROUNDTABLE

Join the Continua of Care representatives from the state of Arizona, Maricopa and Pima counties as they discuss upcoming changes in HUD homeless programs, and other topics of mutual interest in addressing Arizona's homeless needs.

Moderator: Karia Basta, ADOH
Amy St. Peter, Maricopa Association of Governments/
Maricopa County Continuum
Nick Jones/Old Pueblo Community Services/Tucson Planning Council for the Homeless

DESIGN FOR ENVIRONMENT

In the past we looked at "green" from a building system's perspective. Now let's look at how to be environmentally friendly from a larger community and housing design perspective.

Moderator: Guy Mikkelsen, Foundation for Senior Living
Ardeth Barnhart, Joseph Simmons,
Arizona Research Institute for Solar Energy (AzRISE)
C.R. Herro, Meritage Homes

FRIDAY, September 17

Session 4 | 9:45 am - 11:00 am

BUILD IT AND THEY WILL COME

Build it and they will come? Not necessarily. Ask them and they will tell you. Learn how to incorporate consumer insight into your site selection and community planning to improve your chance of success. For any size budget, learn techniques and identify resources so that you can incorporate the art and science of consumer research into your feasibility studies. This session will discuss important tools to include in a professionally delivered market analysis. When you ask your customer, you may be surprised what you learn.

Moderator: Michael Traylor, ADOH
Maureen Ladley, Ladley & Associates

MAKING A DIFFERENCE: TENANT SERVICES

Many properties give lip service to providing services to their tenants. And then some properties actually provide outstanding services that make a difference in the lives of their tenants. Come hear about some of the best.

Moderator: Karia Basta
Judi Greene, Foundation for Senior Living/Amy Neal Retirement Center
Nancy Bills, Biltmore Properties, Inc./Paradise Valley Retirement Center
Christine Shipley, Dunlap & Magee Property Management, Inc.

POLITICAL WILL HUNTING

How do you develop the political will within your community to back your affordable housing and community development goals? Come listen to the distinguished Dr. Nottingham give her best advice on finding and developing support for more sustainable communities.

Moderator: Albert Elias, City of Tucson
Emily Nottingham, Ph.D.
Richard Elias, Pima County Board of Supervisors

GOOD NIGHT, JOHN BOY

If watching *The Waltons* was the last multi-generational housing experience you've had, it's time to revisit the topic. When budgets are lean and life expectancies lengthen the multi-generational household may hold a place in the future. Experts on aging and disabilities will discuss the successful components necessary for an optimal housing experience when blending generations.

Moderator: Guy Mikkelsen, Foundation for Senior Living
Barry Berkus, Berkus Design Studio
Dr. David Coon, ASU College of Nursing & Health Innovation/Division of Social & Behavioral Sciences

The schedule reflects invited presenters.





THE POWER OF YOUR PROFESSIONAL IMAGE *IF YOU THINK YOU'RE STUCK, YOU ARE*

In today's economy you just might think you are stagnant and if you're not using every tool available to you, you just might be right. This inspirational program gives powerful communication tools that can be used immediately to have people perceive you at your very best. Successful people aren't successful by accident. Participants will walk away feeling inspired by the power of choice to make personal changes in professional image and personal expression.

Moderator: Carol Ditmore, ADOH
Janice Hurley-Trailor

Session 5 | 11:15 am - 12:30 pm

DESIGNING MEN

Come sit at the feet of some very talented architects to see and hear about what they've designed and how you can incorporate the same kinds of innovative design concepts into your future projects.

Moderator: Reid Butler, Arizona Multihousing Association
Barry Berkus, Berkus Design Studio
Gary Todd, Todd & Associates

INCOME VERIFICATION 101

This session will provide an in-depth look at income verifications that meet the requirements for tenants in Low-Income Housing Tax Credit properties, HOME units, and other subsidized housing.

Moderator: Shaun Rieve, ADOH
Renee Suaava, ADOH
Lisa Troy, Atlantic Development

REHAB YOUR REHAB

Rehab Your Rehab will provide some of the best ideas in housing rehabilitation programs from around the state. When you find out what other providers are doing to enhance and optimize their programs you may want to return home and rehab your rehab program.

Moderator: Kathy Blodgett, ADOH
Philip Beere, Greenstreet Development
Barbara Blythe, Mohave County
Heather Patel, Apache Junction

ESPECIALLY FAIR

We all want to comply with Fair Housing laws, but sometimes compliance becomes confusing when managing properties and assistance for special needs populations. How can you draw the line between program participation requirements and stay within fair housing law?

Moderator: Jerry Anderson, Southern Arizona AIDS Foundation
Tim Klont, Corporation for Supportive Housing
Sandy Fagan, Southwest Fair Housing Council

MR. KARNAS GOES TO WASHINGTON – PART II

Last year Fred Karnas, former ADOH director and current senior advisor to HUD Secretary Shaun Donovan joined us fresh off his first few months in Washington. Come hear his latest update on what's new and of interest to Arizona on the federal level.

Moderator: Rebecca Flanagan, U.S. Department of Housing & Urban Development
Fred Karnas, U.S. Department of Housing & Urban Development

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