

October 27 | October 28 | October 29
A Virtual Convening

2020 NEVADA HOUSING SUMMIT



NOT A CONFERENCE.
NOT A MEETING.
TIME TO ENGAGE.

COLLABORATING FOR PROGRESS

WORKING TOWARD A SUCCESSFUL AND EQUITABLE
HOUSING RECOVERY

AN INTERACTIVE REPORT

November 6, 2020
Nevada Housing Coalition

Thank you to our
Presenting Sponsors

FHLBank
San Francisco

Anthem 

Inside Your **Interactive** Report



- **2 Live Polls** - submit your response thru 11/30/20
- **Active Links to All Session Speaker Bios, Videos, Slides and Notes**
- **Next Steps**

WHO REGISTERED?

3

Check out our registrations and some of the analytics

BUILDING TOWARD AN EQUITABLE HOUSING RECOVERY

4

Our three morning plenary sessions were designed to inspire us, provide us a baseline across the housing landscape in Nevada and finally to provide ideas for our consideration about how we have an equitable housing recovery

- Opening Plenary Session 1: Collaborating for Progress
- Day 2 Plenary Session: Nevada Perspectives
- Closing Plenary Session: Action! An Equitable Housing Recovery for Nevada

EXPLORING EXISTING AND INNOVATIVE HOUSING SOLUTIONS

7

Eight breakout sessions provided strategic insights into the various tools, existing and new, to address the affordable housing challenges in Nevada with local and outside perspectives openly sharing their expertise

- BO1: Caring for Our Existing Affordable Housing
- BO2: Housers & Non-Housers Unite
- BO3: Rental Market Revamp
- BO4: We Need More Housing
- BO5: Housing is Community
- BO6: Affordable Housing is More Than a Rental
- BO7: Let's Build It
- BO8: Nevada Housing Speed Dating

WHAT'S NEXT?

11

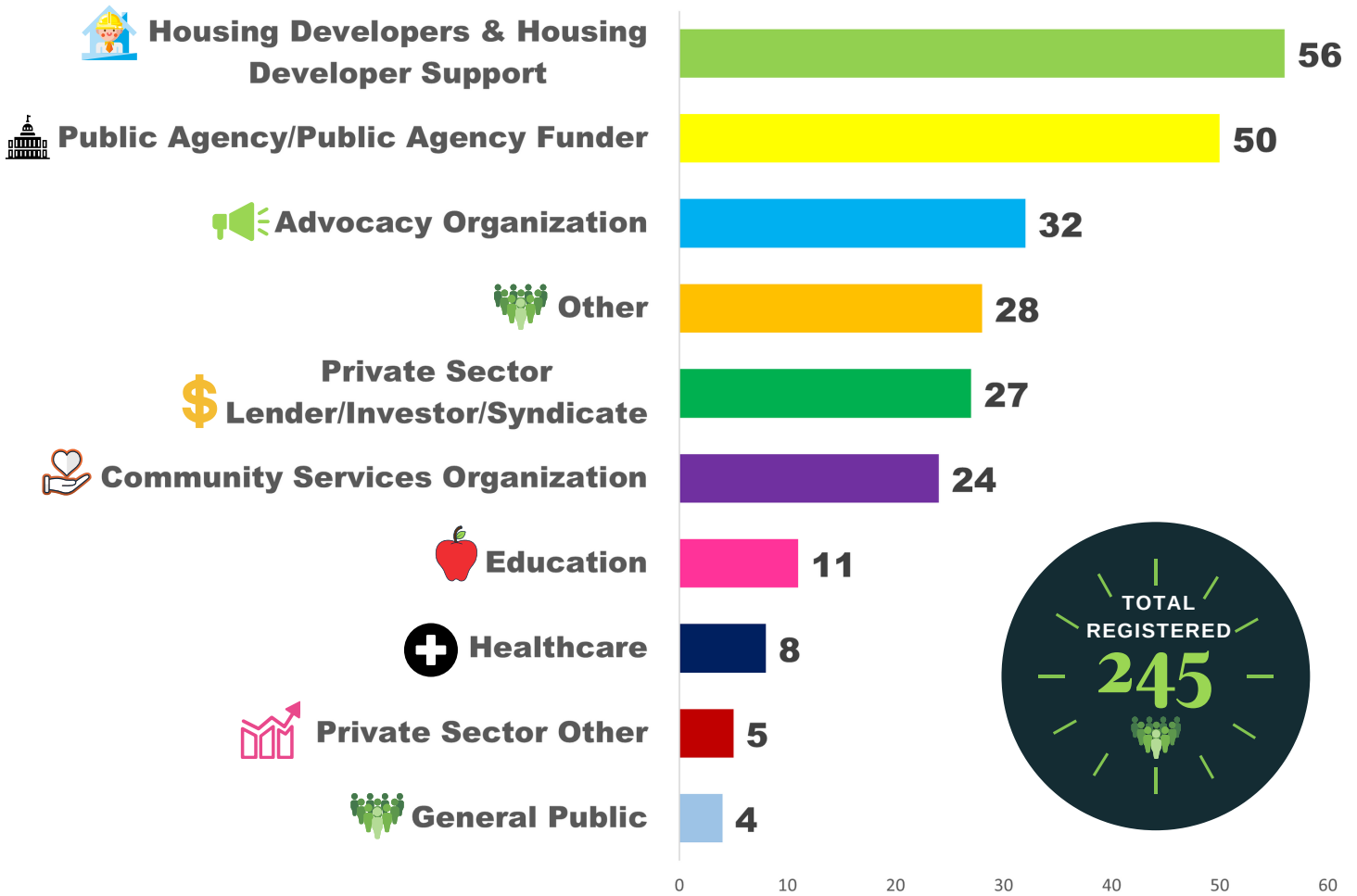
We want you to be part of the collaborative energy that virtually filled our screens at this convening! Learn more [here](#).

THANK YOU

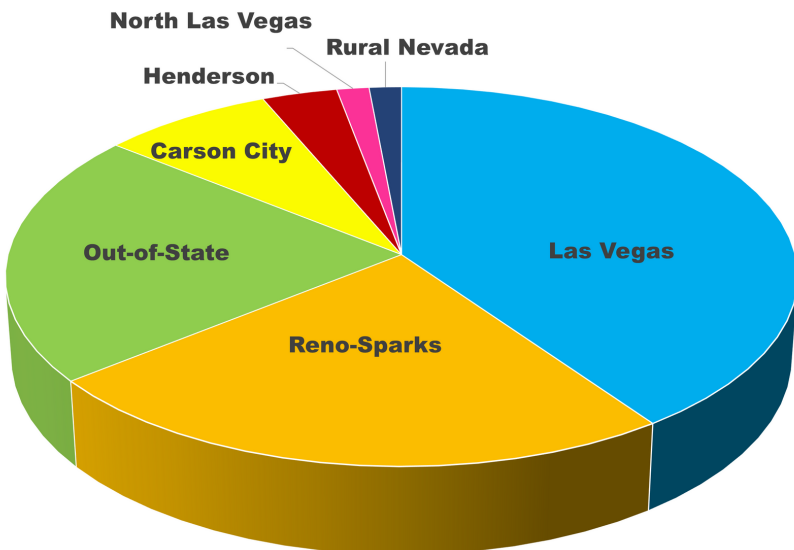
12

Please join us in recognizing the many individuals and organizations that made the inaugural housing conference a great success!

WHO REGISTERED?



FROM WHERE?



RATE THE SUMMIT



70 Attendees Voted
Score 4.8

COLLABORATING FOR PROGRESS

OPENING PLENARY SESSION

Tuesday, October 27

The opening session inspired!

Nevada Housing Coalition Board Chair opened the inaugural statewide session and welcomed over 165 live participants. Federal Home Loan Bank of San Francisco expressed their commitment to affordable housing in Nevada. Our Governor acknowledged that "housing is healthcare" especially in this pandemic. And Dr. T inspired us all to build stronger partnerships, collaborate and become adaptive leaders. Wow!

Welcome

Bill Brewer, Nevada Housing Coalition Board Chair and Nevada Rural Housing Authority Executive Director

Presenting Sponsor

Stephen P. Traynor, Acting President and Chief Executive Officer, Federal Home Loan Bank of San Francisco

Opening Remarks

Governor Steve Sisolak

Keynote Speaker

Dr. Tiffany Manuel, President and CEO, TheCaseMade

"We need the people who need affordable housing."

Dr. Tiffany Manuel

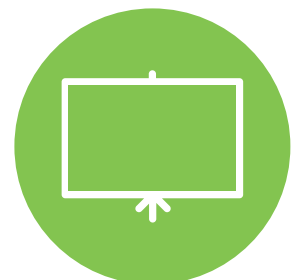
Speaker Bios



Watch the Video!



Dr. T's Slides



NEVADA PERSPECTIVES

DAY 2 PLENARY SESSION

Wednesday, October 28

We asked. We listened. You shared.

Across the housing ecosystem, some of our Nevada thought leaders shared their perspectives on housing challenges and opportunities in the pandemic and beyond. We asked each guest to address three questions about challenges, funding and policy.

Welcome and Moderator **Elaina Mule, Charles Schwab Bank**

Special Greeting **U.S. Representative Dina Titus**

Day 2 Opening Remarks **Treasurer Zach Conine**

Panelists

- **Tami Hance-Lehr, Communities in Schools Nevada**
- **Lisa Bogard, President, Anthem Blue Cross and Blue Shield Nevada, Medicaid**
- **Fuילala Riley, President & CEO, HELP of Southern Nevada**
- **Kristin Cooper, Clark County Social Services**
- **Bill Brewer, Executive Director, Nevada Rural Housing Authority**
- **Mike Kazmierski, Economic Development Administration of Western Nevada (EDAWN)**

Wrap Up **Nevada Housing Coalition**

Speaker Bios



Watch the Video



Session Slides



PDF of
Polling Results



[CLICK HERE](#)

Didn't get a chance to answer live?
Submit your thoughts now!



ACTION!

AN EQUITABLE NEVADA HOUSING RECOVERY

Thursday, October 29

What is an equitable recovery?

What does an equitable recovery look like in **Nevada**?

Enterprise Community Partners led a virtual room full of Nevada housing stakeholders through six guiding principles of how Enterprise considers an equitable recovery. We heard definitions of each principle followed by an example from around the country. We then weighed in on our thoughts with specific questions which are given in snapshots below and reported in the linked pdf document. Our closing guests brought thoughtful reflections, emphasizing opportunities for collaborative progress

Presenting Sponsor
Remarks

Kevin Blackburn, Federal Home Loan Bank of San Francisco

Special Greeting

U.S. Senator Catherine Cortez Masto

Moderator:

ENTERPRISE TEAM

- **Anne Jordan**
- **Zack Patton**
- **David Huaman**

Defining Equitable Housing Recovery

Examples and guiding principles for our consideration as we determine how to achieve an equitable housing recovery in Nevada

NEVADA HOUSING COALITION

Reflections and Takeaways

- **Steve Aichroth, Administrator, Nevada Housing Division**
- **Emily Paulsen, Executive Director, Nevada Homeless Alliance**
- **Bill Brewer, Chair, Nevada Housing Coalition**

Speaker Bios



Watch the Video



Session Slides



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Breakout Sessions

Tuesday, October 27

Breakout Session 1 Caring for Our Existing Affordable Housing

Moderator:

ERIC NOVAK
Praxis Consulting LLC

Speaker Bios



74
Attendees

Guest Speakers:

- **Betsy Fadali, Economist, Nevada Housing Division:** Nevada affordable housing stock and our future outlook
- **Beth Truby, Preservation, Program Manager, Colorado Housing and Finance Authority:** 2016 Strategic Plan and collaborative process, successes since the network came together
- **Frank Stafford, Director, Development/Modernization, Southern Nevada Regional Housing Authority:** Public Housing Authorities and preservation successes
- **Rob Prasch, Preservation Director, Network for Oregon Affordable Housing:** The role of philanthropic support and all the other efforts that have led to success in preservation for Oregon

Fadali Slides



Truby Slides



Stafford Slides



Prasch Slides



Watch the Video



Notes



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Polling Results



Breakout Session 2 Housers & Non-Housers Unite

Moderator:

NANCY BRUNE, Ph.D.
Executive Director
Guinn Center

Speaker Bios



59
Attendees

Guest Speakers:

- **Mike Koprowski, Executive Director, Opportunity Starts at Home:** Overview of the intersection of housing with other sectors, trends and data
- **Harry Lawson, Jr., Director, Human and Civil Rights, www.nea.org and www.neaedjustice.org:** How education supports housing solutions and addressing social and racial inequities
- **Diane Linn, Executive Director, Proud Ground in Portland Oregon:** A community land trust that recently participated in a Workforce Housing Pilot Project for home purchases
- **Jo Ellen McNamara, National Housing and Growth Lead, UnitedHealth Group:** A National program working across different social needs for clients including housing showing NV success

Watch the Video



Notes



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Breakout Sessions

Tuesday, October 27

Breakout Session 3 Rental Market Revamp

Moderator:

FUILALA RILEY
President & CEO
HELP of Southern NV

Speaker Bios



Guest Speakers:

- **Susy Vasquez, Executive Director, Nevada State Apartment Association:** State of the Nevada rental market and overall landlord experience and outlook for recovery
- **Jarryd Davis, Government Relations and Public Affairs Manager, Zillow:** Rental market trends that Zillow economists are following and innovative tools to support the rental market
- **Mike Shore, President/CEO at HOM, Inc. and Co-Founder, Padmission, LLC:** Best practices for Landlord Risk Mitigation Funds, Landlord Incentives Programs and Landlord Engagement, including the use of technology like Padmission
- **Hannah Hill, Director of Partnerships and Member Experience, PadSplit:** A co-living startup technology affordable housing solution in Georgia and Texas.

Shore Slides



Watch the Video



Notes



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Breakout Session 4 We Need More Housing

Moderator:

MIKE SHOHEIT
Compass Development
LLC

Speaker Bios



Guest Speakers:

- **Chris Kizzie, Senior Director, Enterprise Advisors:** Highlights from the Truckee Meadows Regional Strategy For Housing Affordability and how the solutions identified may be considered for other parts of NV
- **Richard Rubin, CEO, Repvblik LLC:** Adaptive re-use of commercial space, not utilizing federal subsidies for affordable workforce housing including what projects are more suited to housing
- **Eileen Piekarz, Rural Development Specialist, RCAC Housing:** The benefits and challenges with Resident Owned Communities/Manufactured Home Co-Ops and solutions for consideration for NV

Kizzie Slides



Rubin Slides



Piekarz Slides



Watch the Video



Notes



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Breakout Sessions

Wednesday, October 28

Breakout Session 5 Housing is Community

Moderator:

AUDRA HAMERNIK
CEO
Nevada HAND

Speaker Bios



Guest Speakers:

- **Dr. Derenda Schubert, Executive Director, Bridge Meadows:** A program in Oregon that combines housing with a mentor program that addresses instability and isolation, engaging seniors and youth
- **Josh McMullen, Housing Director, Northern Nevada HOPES:** Creative solution for transitional housing for clients to improve their health outcomes and support a more positive move to permanent housing
- **Carol Simler, retired President & CEO, DuPage PADS, Inc.:** Based in Illinois, DuPagePad brings an integrated community approach that combines permanent supportive housing, homelessness, behavioral health care and housing to end homelessness.
- **Caroline Perrewe, Senior Director, Clinical Operation, Thresholds:** Taking a harm reduction approach to permanent supportive housing with strong support services and recognizing that housing stability is a catalyst for positive outcomes.

Watch the Video



Notes



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Breakout Session 6 Affordable Housing is More Than a Rental

Moderator:

ALVIN ODOM
Senior Manager
Diverse Markets
Charles Schwab Banking
& Trust Services

Speaker Bios



Guest Speakers:

- **Vivek Sah, Director, Lied Center for Real Estate, UNLV**
- **Shanta Patton, Regional Vice President, National Association of Real Estate Brokers**
- **Nia Girma, Home Programs Specialist, Nevada Housing Division**
- **Diane Arvizo, Director of Homeownership Programs, Nevada Rural Housing Authority, Home at Last**
- **John Roussel, Branch Manager, iServe Residential Lending**
- **Irise Tam Bailey, Director, Community Lending, FHLBank SF**

Watch the Video



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Sah Slides



Patton Slides



Girma Slides



Arvizo Slides



Roussel Slides



Bailey Slides



Breakout Sessions

Wednesday, October 28

Breakout Session 7

Let's Build It

Moderator:

HILARY LOPEZ, Ph.D.
Praxis Consulting LLC

Speaker Bios



79
Attendees

Guest Speakers:

- **Roy Faerber, Senior Vice President, Equity Production, Boston Financial Investment Management, LP:** Overview of Equity Market
- **Mike Hemmens, Managing Director, Citi Community Capital:** Debt Market Overview
- **Michael Holliday, CFO, Nevada Housing Division:** Overview of recently adopted Nevada State Tax Credit Program
- **David Paull, Senior Vice President of Real Estate Development, Nevada HAND:** State Tax Credits implementation including capital stack and the development of their upcoming project
- **Eric Cicourel, Managing Director, Community Investment, FHLBank of San Francisco:** AHP Program, anticipated changes and how they are working to better serve Nevada including the green components requirements
- **Claudia Hanson, Planning Manager, City of Reno:** Implementing 2019 legislation, SB103, incentivizing affordable housing development and maintenance by allowing municipalities

Hemmens Slides



Holliday Slides



Paull Slides



Cicourel Slides



Hanson Slides



Watch the Video



Notes



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Breakout Session 8

Nevada Housing Speed Dating



Moderator:

KATIE COLEMAN
Director of
Communications and
Public Affairs
Nevada Rural Housing
Authority

33
Attendees

Guest Speakers:

- Nevada 2-1-1
- NVHousingSearch.org / NHD
- Reno Housing Authority
- Nevada Rural Housing Authority
- Community Services Nevada
- HOME MEANS NEVADA
- Nevada Coalition of Legal Service Providers
- NV Affordable Housing Assistance Corp (NAHAC)
- Northern Nevada HOPES
- Rebuilding Together Northern Nevada

Watch the Video



Notes



Session Slides



Next Steps: PRIORITIZE ACTIONS! FOR OUR EQUITABLE HOUSING RECOVERY

[CLICK HERE](#)

NEW POLLING QUESTIONS
FOR SUMMIT ATTENDEES AND
REPORT FOLLOW UP.



HOW IMPORTANT ARE THESE
GUIDING PRINCIPLES FOR NEVADA'S
EQUITABLE RECOVERY?

6 Principles of Equitable Recovery



- 01 Black and Brown communities, seniors, small businesses and children are at the center of equitable recovery.
- 02 Equitable recovery is built on cross-sector solutions.
- 03 Equitable recovery builds on successful emergency response.
- 04 Equitable recovery addresses acute fiscal challenges in communities.
- 05 Equitable recovery leverages and aligns funding so that each dollar has multiple impacts.
- 06 Equitable recovery addresses pre-existing inequities.

The Enterprise Team presented these 6 principles for our consideration as part of our closing plenary. If you missed the session, or would like to review, the video and slides are below.

Watch the Video



Session Slides



Stay Connected.  

Join Nevada Housing Coalition. [CLICK HERE](#)
Join Nevada Housing Coalition Policy Committee.
Reach Out and Partner.

Email Christine Hess, Executive Director, Nevada Housing Coalition
christine.hess@nvhousingcoalition.org

A SPECIAL THANK YOU TO OUR
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San Francisco**



Supporting Sponsors



BEHIND THE SCENES

**It was a team effort to bring it all together!
Thank you Team!**

Thank You to Nevada Housing Summit Planning Team

Katie Coleman, Nevada Rural Housing Authority

Lisa Corrado, City of Henderson

Nancy Hamilton, Wells Fargo

Christine Hess, Nevada Housing Coalition

Rae Lathrop, RTC Southern Nevada

Hilary Lopez, Ph. D., Praxis Consulting LLC

Elaina Mule, Charles Schwab Bank

Dr. Mae Worthey-Thomas, Nevada Housing Division

Thank You Honorary Summit Planning Team Members

Joselyn Cousins, Federal Reserve Bank of San Francisco

David Huaman, Enterprise Community Partners

Anne Jordan, Enterprise Community Partners

Christopher Mora, Nevada Rural Housing Authority

Zack Patton, Enterprise Community Partners

Thank You Summit Tech Team

Charlotte Aldrich

Katrina Bruce

Katie Coleman

Christine Hess

Gwen Philip

Tara Harvey



The 2020 Nevada Housing Summit is brought to you by the Nevada Housing Coalition, a statewide member-based 501(c)3 nonprofit working with its partners to advance and promote affordable housing for all Nevadans.

Special Thank You to Nevada Housing Coalition

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Silver Sage Manor, Inc

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The Community Development Trust

U.S. Bank

And Thank you to all of our 72 Members! We are growing and appreciate your support and commitment to affordable housing!

Not a member? Join [HERE!](#)