



# **NEW ENGLAND HOUSING NETWORK ANNUAL CONFERENCE**

Protecting and Creating Affordable Housing:  
How New England Can Meet the Challenge  
in a Time of Economic Distress

**Friday, December 2, 2011**

**8:30 a.m.-3:30 p.m.**

**Sheraton Needham Hotel  
Needham, Massachusetts**

## **Lead Agencies:**

- CT Connecticut Housing Coalition
- MA Citizens' Housing and Planning Association
- ME Maine Affordable Housing Coalition
- NH Housing Action New Hampshire
- RI Housing Action Coalition of Rhode Island
- VT Vermont Affordable Housing Coalition

## **Financial Supporters:**

Federal Home Loan Bank of Boston and Enterprise Community Partners

## CONFERENCE AGENDA AT A GLANCE

8:30 a.m.

Conference Registration and Continental Breakfast

9:00 a.m. - 9:15 a.m.

### **Welcome:**

*Susan Schlesinger*, President, Citizens' Housing and Planning Association and President, The Life Initiative

### **Opening Remarks:**

*Barbara Fields*, New England Regional Administrator, U.S. Department of Housing and Urban Development

9:15 a.m. - 11:15 a.m.

### **Plenary Sessions:**

**Panel 1:** Perspectives from the Obama Administration

**Panel 2:** Perspectives from the National Advocacy Groups

11:30 a.m. - 12:45 p.m. Concurrent Workshops

12:45 p.m. - 2:00 p.m. Lunch

### **Luncheon Speaker:**

*Xavier de Sousa Briggs*, Associate Professor of Sociology and Urban Planning, MIT (formerly, Associate Director, White House Office of Management and Budget)

2:00 p.m. - 3:30 p.m. Concurrent Workshops

## ABOUT THE CONFERENCE

The federal budget crisis and deficit reduction plans will have a monumental impact on how we address affordable housing in each of our New England states. In a time when there is increased demand for creative approaches to housing and community development, we are faced with the prospect of huge cuts to the very programs that have allowed us to provide resources in our states and address affordable housing and community needs.

Join housing advocates, developers, housing authorities, government officials, tenants, lenders, service providers, attorneys, and many others involved in the creation and preservation of affordable housing from all six New England states for a one-day conference dealing with issues critical to our region. Conference participants will learn the latest information from national and local experts, share information on affordable housing and community development initiatives in each of our states, and learn how the current economic crisis will impact our efforts.

Our day will include a plenary session and luncheon address with key people from the Administration and national advocacy organizations, and a choice of two workshops on specialized topics with federal policy experts and state practitioners.

### *About the New England Housing Network:*

The New England Housing Network is a coalition of affordable housing and community development organizations from the six New England states. The Network works on joint activities to preserve and expand the supply of affordable housing in New England.

9:00 a.m. - 9:15 a.m.

**Welcome:** *Susan Schlesinger*, President, Citizens' Housing and Planning Association and President, The Life Initiative

Opening Remarks: *Barbara Fields*, New England Regional Administrator, U.S. Department of Housing and Urban Development

9:15 a.m. - 11:15 a.m.

## **Plenary Session**

### **Panel 1: Perspectives from the Obama Administration**

What are the housing and community development priorities of the Administration as we face extreme pressures on the federal budget? How will we be able to continue providing affordable housing options for people in dire need of assistance? Hear from Administration officials about how they will be focusing their efforts in the coming year.

**Moderator:** *Vincent O'Donnell*, Vice President, Affordable Housing Preservation Initiative, Local Initiatives Support Corporation

#### **Speakers:**

*Benson (Buzz) Roberts*, Director, Small Business, Community Development and Affordable Housing Policy, U.S. Treasury Department

*Margaret Salazar*, Senior Housing Program Specialist, U.S. Department of Housing and Urban Development

*Dallas Tonsanger*, Undersecretary for Rural Development, U.S. Department of Agriculture

*Stockton Williams*, Senior Advisor for Urban Policy, U.S. Department of Energy

### **Panel 2: Perspectives from the National Advocacy Groups**

What do national housing advocates think about the federal budget and impacts on housing and community development programs? What will be the impact of the debt reduction super committee going forward? What do we need to do in New England to defend critical funding, and advocate for legislation which might allow us to develop new tools which can be used to create and preserve our housing?

**Moderator:** *Joseph Kriesberg*, President, Massachusetts Association of Community Development Corporations

#### **Speakers:**

*Barbara Burnham*, Vice President for Federal Policy, Local Initiatives Support Corporation

*Sheila Crowley*, President, National Low Income Housing Coalition

*Ethan Handelman*, Vice President for Policy and Advocacy, National Housing Conference

*Barbara Sard*, Vice President for Housing Policy, Center on Budget and Policy Priorities

11:15 a.m. - 11:30 a.m. Break



## **1. Beyond Appropriations: Potential Sweeping Changes in Housing Policy**

As practitioners and advocates, we tend to focus on the funding side of what's happening in Washington. Yet, we must heed the warning that "everything is on the table now." There are potentially significant reforms being discussed regarding tax policies, regulations, agencies, and programs. This panel will take a timely and relevant look at what could happen with mortgage finance reform and the future of Fannie Mae and Freddie Mac; CRA reform; changes to the Low Income Housing Tax Credit and New Markets Tax Credit; and other potential government restructuring that could impact affordable housing in our communities.

**Moderator:** *Ignatius MacLellan*, Vice President for Public Affairs, Northern New England Housing Investment Fund (NH and ME)

### **Speakers:**

*Joseph Flatley*, President and CEO, Massachusetts Housing Investment Corporation

*Glenda Gabriel*, Senior Vice President, Neighborhood Lending Executive, Bank of America Home Loans

*Richard Godfrey*, Executive Director, Rhode Island Housing

*Ethan Handelman*, Vice President for Policy and Advocacy, National Housing Conference

## **2. Section 8 Voucher Program: Creative Approaches with Limited Resources**

The Section 8 Voucher Program is the nation's largest, and one of its most successful low-income housing programs. Given the federal budget crisis, what is the future of Section 8 and rental housing assistance in general? What are the prospects for legislative reform (the Section 8 Savings Act)? Are there creative ways that local Section 8 administrators are dealing with reduced administrative fees? Come hear details about what lies ahead for Section 8, both in the form of legislative changes and current funding realities.

**Moderator:** *Greg Payne*, Coordinator, Maine Affordable Housing Coalition and Development Officer, Avesta Housing

### **Speakers:**

*Peter Hance*, Deputy Director of Administration, Bridgeport Housing Authority (CT)

*Sherry Riva*, Founder and Executive Director, Compass Working Capital (MA)

*Barbara Sard*, Vice President for Housing Policy, Center on Budget and Policy Priorities

## **3. How Public Housing Authorities Are Meeting the New Reality**

New England's public housing authorities are providing affordable, decent and safe rental housing for thousands of low-income households. From their inception in the 1930s until the 1990s, most PHAs relied solely on public funds to develop and maintain their properties. But today, PHAs are working in new ways to develop mixed-income, quality housing that is part of broader, vibrant communities. Come hear the ways in which PHAs and tenants are addressing the challenge of public housing in today's economy, and what we can expect down the road.

**Moderator:** *Betsy Crum*, Executive Director, Connecticut Housing Coalition

### **Speakers:**

*Sheila Crowley*, President, National Low Income Housing Coalition

*Patrick Dober*, Incoming Executive Director, Brookline Housing Authority (MA)

*Stephen O'Rourke*, Executive Director, Providence Housing Authority (RI)

*Vincent Tufo*, Chief Executive Officer, Charter Oak Communities (CT)

11:30 a.m. - 12:45 p.m.    **Concurrent Workshops, continued**

#### **4. The Importance of Housing Counseling**

Elimination of the HUD Housing Counseling Program in the FY11 budget has brought the importance of housing counseling sharply into focus. Pre- and post-purchase homebuyer counseling has a proven track record of preparing potential homeowners to buy homes, as well as keeping those delinquent on their mortgages in their homes. With the continued high rate of foreclosures and a very challenging lending market, housing counseling will still be essential. Panelists in this workshop will discuss best practices in housing counseling, strategies for addressing funding gaps, and provide an update on FY12 funding.

**Moderator:** *Erhard Mahnke*, Coordinator, Vermont Affordable Housing Coalition

**Speakers:**

*Emily Higgins*, Director of Homeownership, Champlain Housing Trust (VT)

*Donna Taglianetti*, Executive Director, Co-opportunity (CT)

*Katy Trudeau*, Senior Program Manager, Citizens' Housing and Planning Association (MA)

#### **5. Energy Efficiency Policy and Practice**

To a greater extent than other regions of the country, New England homes rely on unregulated fuel oil for home heating, which has been subject to the negative impact of price spikes over the past 3 ½ years. For that reason, many New England housing developers have focused on energy efficiency as an essential component of creating and maintaining affordability for lower income households. This panel will provide both a local and national perspective on energy efficiency, why it is an essential component of housing affordability, and how to pay for it.

**Moderator:** *Polly Nichol*, Housing Programs Director, Vermont Housing and Conservation Board

**Speakers:**

*Steve Ostiguy*, Church Community Housing Corporation (RI)

*Trevor Parsons*, Energy Project Manager, Housing Vermont

*Alma Balonon-Rosen*, Director, Relationship Management-Northeast, Enterprise Community Partners

*Jay Waterman*, Senior Project Manager, Fore Solutions (ME)

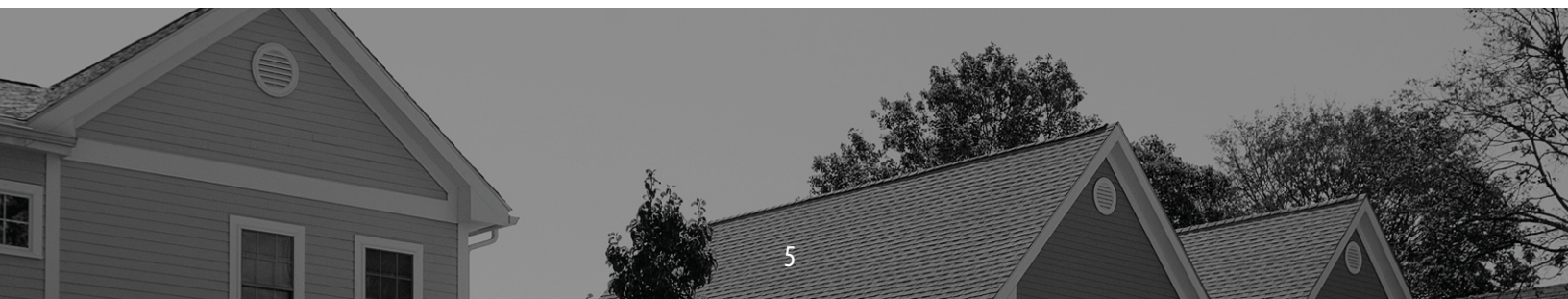
*Stockton Williams*, Senior Advisor for Urban Policy, U.S. Department of Energy

12:45 p.m. - 2:00 p.m.    **Lunch**

Take this opportunity to get to know housing and community development professionals from throughout New England and reflect on the speakers from the morning plenaries and workshops.

**Luncheon Speaker:**

*Xavier de Sousa Briggs*, Associate Professor of Sociology and Urban Planning, MIT (formerly, Associate Director, White House Office of Management and Budget)



### **1. Advocacy on the Federal Budget**

The deep cuts in the FY11 budget left states to deal with the consequences of sharp reductions in the funding of housing and community development programs. The FY12 budget is shaping up to be even more challenging. This panel will explore how various public agencies and practitioners have responded to reduced federal funding, and what is the most effective strategy to communicate with legislators in the effort to oppose further cuts and minimize their impact.

**Moderator:** *Elissa Margolin*, Director, Housing Action New Hampshire

#### **Speakers:**

*Barbara Burnham*, Vice President for Federal Policy, Local Initiatives Support Corporation

*Evelyn Friedman*, Director of the Department of Neighborhood Development and Chief of Housing (Boston, MA)

*Ben Frost*, Director of Public Affairs, New Hampshire Housing

*Mike LaFontaine*, Director, Community Housing Program, New Hampshire Community Loan Fund

*Gus Seelig*, Executive Director, Vermont Housing and Conservation Board

### **2. Supportive Housing for Homeless Veterans – Models for Success**

Supportive housing is a proven successful model for certain populations experiencing homelessness, especially those with significant issues underlying their homelessness. One population which has particular needs is homeless veterans, who need supportive housing to achieve and maintain stability. This panel will explore models that have worked well with different populations in New England, including development strategies and operational techniques for success. The speakers will also discuss challenges associated with housing this population.

**Moderator:** *Cullen Ryan*, Executive Director, Community Housing of Maine

#### **Speakers:**

*Michelle Brophy*, Director, New England Program, Corporation for Supportive Housing (RI)

*Carol Furlong*, Vice President, Operations, Harbor Homes, Inc. (NH)

*Sue Nohl*, Director of Leased Housing, Metropolitan Boston Housing Partnership (MA)

*Rita Markley*, Executive Director, Committee on Temporary Shelter (VT)

### **3. Sustainable Communities: Innovation in New England**

HUD's Office of Sustainable Housing and Communities has endeavored to create sustainable communities by connecting housing to jobs, fostering local innovation, and helping to build a clean energy economy. In this workshop, we will hear from agencies throughout New England which are involved in implementing HUD Sustainable Communities, and consider the future of these programs in tight budgetary times.

**Moderator:** *Brenda Clement*, Executive Director, Housing Action Coalition – Rhode Island

#### **Speakers:**

*Neal Allen*, Executive Director, Greater Portland Council of Governments (ME)

*Tim Brennan*, Executive Director, Pioneer Valley Planning Commission (MA)

*Marc Draisen*, Executive Director, Metropolitan Area Planning Council (MA)

*Lyle Wray*, Executive Director, Capitol Region Council of Governments (CT)

#### **4. Foreclosures and Neighborhood Stabilization**

Foreclosures have destabilized the country's housing market, and have had a major impact on New England. After three years, Neighborhood Stabilization Program (NSP) funds are about to run out, but the problem of foreclosure will continue to affect our communities. This panel will address creative ways our states are handling neighborhood development and foreclosure prevention and how we will continue to approach ongoing foreclosure issues.

**Moderator:** *Ann Houston*, Executive Director, Chelsea Neighborhood Developers (MA)

**Speakers:**

*Susan Bodington*, Deputy Director of Programs, Rhode Island Housing

*Thomas Cox, Esq.*, Volunteer Lawyers Project (ME)

*Erin Kemple*, Executive Director, Connecticut Fair Housing Center

#### **5. Housing for Elders and People With Disabilities**

The HUD Section 202 and Section 811 programs play vital roles in creating and supporting housing for seniors and persons with disabilities. New regulations have changed how the programs operate even as potential deep funding cuts threaten their future. Panelists will explore the impact of the rule changes and the funding environment.

**Moderator:** *Kenn Sassorossi*, Vice President for Asset Management & Partner Relations, Housing Vermont

**Speakers:**

*Ann O'Hara*, Associate Director, Technical Assistance Collaborative

*Suzanne Piacentini*, Director, Connecticut Multifamily Program Center, U.S. Department of Housing and Urban Development

*Barbara Sokoloff*, President, Barbara Sokoloff Associates (RI)

*Amy Wright*, Development Director, Cathedral Square Corporation (VT)

DIRECTIONS TO THE SHERATON NEEDHAM HOTEL, 100 CABOT STREET, NEEDHAM, MA  
781-444-1110

**From Boston Logan International Airport:**

Follow the Massachusetts Turnpike West (Interstate 90 West) to Interstate 95/Route 128 South to Exit 19A. Turn right at first light onto 2nd Avenue. Drive 200 yards and turn right before the blue and white Sheraton sign.

**From the North:**

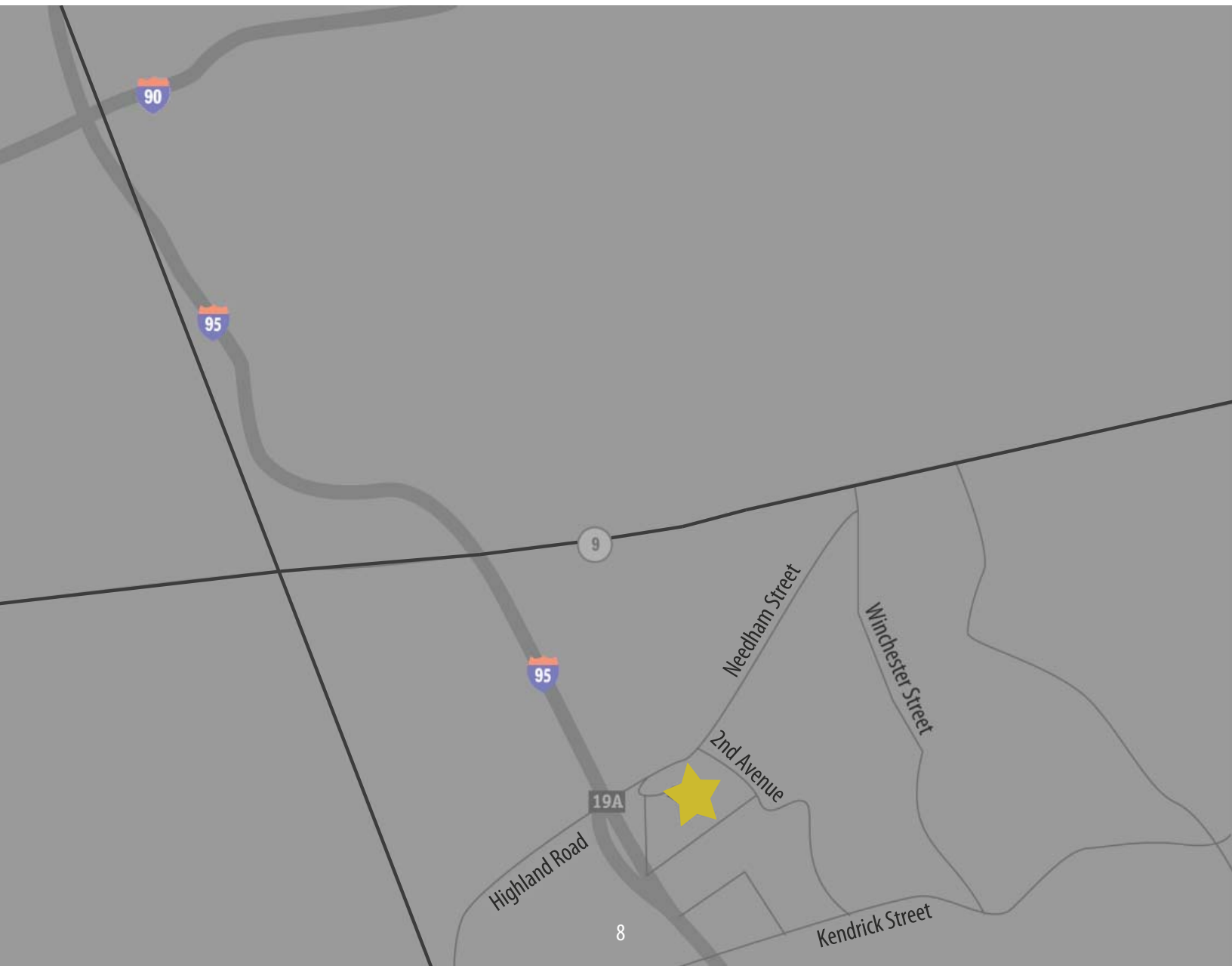
Follow Interstate 95/Route 128 South to Exit 19A. Turn right at the first set of lights. Drive 200 yards and turn right before the blue and white Sheraton sign.

**From the West:**

Follow the Massachusetts Turnpike East (Interstate 90 East) to Interstate 95/Route 128 South. Travel south on Interstate 95/Route 128 until you come to Exit 19A. Turn right at the first set of lights. Drive 200 yards and turn right before the blue and white Sheraton sign.

**From the South:**

Follow Interstate 95/Route 128 North to Exit 19A. Turn right at the first set of lights. Drive 200 yards and turn right before the blue and white Sheraton sign.



**CONFERENCE REGISTRATION**

Registration Deadline: Monday, November 21, 2011

Conference fee: \$85.00

We encourage you to register online at <http://www.chapa.org/event/new-england-housing-network-annual-conference>.

If registering by mail, please photocopy and send a separate registration form for each person attending.

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

I will attend the following workshops:

Morning workshop \_\_\_\_\_

Afternoon workshop \_\_\_\_\_

Enclosed is my conference registration fee of \$85.00.

Please make check(s) payable to: CHAPA, 18 Tremont Street, Suite 401, Boston, MA 02108

Credit cards are also accepted. Type of Credit Card (check one):

MasterCard       Visa       American Express

Credit card number: \_\_\_\_\_

Expiration date: \_\_\_\_\_

For more information, contact CHAPA at:

Tel: 617-742-0820

Fax: 617-742-3953

PLEASE NOTE: No refunds will be granted to anyone who registers, but fails to attend the conference or who cancels after November 21, 2011.