



Housing Partnership Network Fall Membership Meeting

Denver, Colorado
Nov 30th - Dec 2nd, 2022
All times are Mountain Time

WEDNESDAY, NOV 30

2:00 - 4:30

CEO Forum - Restricted to CEOs only

Grand Ballroom B

This is a unique forum where HPN member CEOs meet with their peers in an intimate, safe setting to engage in strategic in-depth discussions on critical business, market, policy, and other issues challenging our organizations and our sector. The agenda will be determined by a lead planning group and will be sent to participants ahead of the meeting.

5:30 - 7:00

Opening Reception

Grand Ballroom Foyer

Please join your peers for drinks and hors d'oeuvres in the Grand Ballroom Foyer.

7:00 - 9:30

Dine Arounds

Look for our display table at the reception with information on nearby restaurants and dine-around sign-up sheets.

THURSDAY, Dec 1

6:00 - 6:45

HPN Run - Meet Fabian in the lobby

7:30 - 8:30

Breakfast

Grand Ballroom

Breakfast with informal conversation with your peers.

8:30 - 10:00

Opening Plenary – Addressing the Talent Challenge

Grand Ballroom

Following opening remarks to kick-off the meeting, including Robin Hughes' brief reflections on her first five months as CEO of HPN, we will focus on efforts to develop and diversify the future of our industry. Joining us will be Cedric Bobo, co-founder of Project Destined, a novel effort launched six years ago to attract college students of color to commercial real estate. Recently HPN worked with, Project Destined, along with Eden Housing and Beacon Communities, to launch a pilot using this unique model to attract diverse young talent to the affordable housing sector. As we look to expand this initiative throughout



the HPN network, join us for a conversation on embracing and developing young talent that will one day lead our industry.

10:00 - 10:30

Break

10:30 - 12:00

Concurrent Sessions

Macroeconomic Pressures and the Capital Markets

Cottonwood A

With the backdrop of general economic uncertainty, inflation, rising interest rates, and continued disruption in the supply chains, how are developers and CDFIs managing their approaches to capital markets? Who are some of the newer entrants? What are their incentives and what kind of capital are they offering? How are developers and CDFIs responding, and how can they best work together?

Midterm Elections: What happened and where we go from here?

Alpine

Join HPN's Policy Team to discuss the results of the 2022 midterm elections, how the new Members of Congress might affect our federal policy priorities, and advocacy opportunities for the next year in Washington DC.

Community Building

Maple

Continuing the series of conversations about the development work of HPN members to build vibrant communities beyond housing, this session will focus on retail - the opportunities and challenges it presents, the increasing call by communities to include neighborhood retail establishments in new developments, and how to do it well.

Retaining Focus and Sustaining Commitment to Equity and Justice

Aspen

HPN members are deeply committed to equity and justice. It is now an overt centerpiece of much of our work. But outside forces – divisive politics, NIMBYism, crime, understaffed police, etc. – are constantly pulling and tugging and at times are undermining our work, if not our commitment. With this backdrop in mind, what are we doing to ensure that we retain our focus and commitment to racial equity from an organizational and property operations perspective? Join us for an interactive discussion as we explore this.

Centering Community and Resident Voices

Cottonwood B

To create communities where residents thrive, HPN members are utilizing multiple approaches to elevate resident experiences and voices. These include integrating human-centered design and trauma-informed practices into program design and implementation, and strategies to create greater equity through meaningful resident and community engagement. In this session, we will discuss promising practices and effective partnerships that are allowing members to center resident and community voices in their work.

**12:00 - 1:00****Lunch and Informal Peer Exchange****Grand Ballroom****1:30 - 4:30****Concurrent Off-Site Tours and Sessions**

There will be five off-site sessions offered, including:

Advanced Practices in Water Management – Decatur Place**Off-Site**

When paired with responsive maintenance protocols, deploying intelligent sensor technologies enables early detection of floods and leaks, making it an effective strategy at mitigating risks and improving losses from water damage. By identifying leaks, this technology can support operational savings, resource conservation, and reducing resident disturbances and displacement from water damage. We will travel to Mercy Housing's Decatur Place property where HPN's Green and Healthy Communities Initiative and insurance captive, HPIEx, are collaborating with Mercy on a demonstration of these sensors. Discussion will follow.

Advanced Building Technologies – Prescient**Off-Site**

Prescient is a technology company focused on bringing digitization, lean design, and manufacturing systems to the multifamily building industry. Prescient's automated digital processes combine with the use of lightweight steel to create a novel approach to designing, engineering, manufacturing, and assembling multi-unit structures that is faster, greener, and may be less expensive than other systems in the construction industry. We will travel to Prescient's manufacturing plant in the Denver Suburb of Arvada and drive by projects built using Prescient technology.

Colorado Coalition for the Homeless**Off-Site**

The Coalition is one of the leading organizations responding to homelessness in the country, and its health and housing efforts are at the forefront of its groundbreaking work. The Coalition operates five federally qualified health centers (FQHC), including the largest and most comprehensive program in downtown Denver, which serves over 13,000 patients annually. It operates 20 PSH and affordable properties that support more than 3,300 households, providing a deep array of services. We will visit the coalition offices and see their newest Recuperative Center, one of their FQHC's and a supportive housing property, and discuss their approach to permanent supportive housing.

Arroyo Village – Transit Oriented Development**Off-Site**

Rocky Mountain Communities partnered with The Delores Project on the development of this one-of-a-kind 130-unit community (95 family apartments and 35 PSH units) that also includes a 60-bed shelter for women and transgendered individuals and is located along the light rail in Northwest Denver. We will tour Arroyo Village and have a discussion around partnerships and TOD, focusing on Enterprise's TOD Fund, which has been operating for 15 years and is the most successful in the nation.



Sun Valley Redevelopment

Off-Site

This off-site will take us to Sun Valley, one of Denver's poorest neighborhoods, that is located close to downtown. It is undergoing a major transformation intended to redevelop the community and avoid gentrification and displacement of existing residents. We will explore the significant housing development work being undertaken, and the efforts to strengthen the community, grow local businesses, and bring new resources via innovative investment approaches. The tour will feature the work of Mercy Housing, the Denver Housing Authority, the West Denver Renaissance Collaborative and others.

4:30 - 6:30

Open

6:30 - 9:30

History Colorado Center – Reception and Dinner

Join your peers for a reception and dinner at the History Colorado Center – where you can also visit a number of cool exhibits. This event is sponsored by Denver-based IMA in celebration of 18 years of partnership with HPN on the Housing Partnership Insurance Exchange.

FRIDAY, DEC 2

7:30 - 8:30

Breakfast

Breakfast and informal conversation with your peers.

8:30 - 10:00

The Next Era of Innovation: If Only I Had...

Grand Ballroom

Innovation and cooperative social enterprises have been the hallmark of HPN for 25 years. And it all begins with peer exchange. HPN's CEO transition along with our milestone anniversary marks the start of a new era, so help us begin to shape what our cooperative future might look like in this innovation workshop! Part 1 will be a brainstorming session on new social enterprises that could increase HPN member impact and efficiency and support a sustainable network. In this segment we will ask members to focus on what more we could accomplish "if we only had...". In Part 2 we will split up into discussion groups to dig a bit deeper before coming back together to share ideas.

10:00 - 10:30

Break



10:30 - 12:00

Communities of Practice Roundtables

Our Communities of Practice enable members to work with their peers to improve performance and knowledge by discussing relevant strategic issues and finding joint solutions that lead to concrete outcomes.

CFOs - Maple

COOs and Human Resources - Alpine

Lenders/CDFIs - Aspen

Multifamily Developers – Cottonwood A

Property Operations/Resident Services – Cottonwood B

12:00 - 1:00

Closing Lunch

See you in Chicago, May 31 – June 2, 2023

THANK YOU TO OUR KEY PARTNERS

