



Pittsburgh Spring Member Meeting Agenda

Wednesday, June 8th, 2022

1:30PM - 4:30PM

*Frick Room -
Conference Level*

CEO Forum

Our unique forum where HPN CEOs meet with their peers for in-depth discussions will focus in this session on two topics: 1) the challenges, opportunities, and impact on organizations of CEO transitions; and) the HPN network's approach to racial equity.

5:30PM - 7:00PM

Urban Room – 17th Fl

Opening Reception

After 30 months in the virtual world, celebrate our return to in-person gatherings with your peers over drinks and hors d'oeuvres at the dramatic art deco Urban Room on the 17th floor of the Omni William Penn Hotel.

7:00PM - 9:00PM

Dine Arounds

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

Thursday, June 9th, 2022

6:00AM - 6:45AM

HPN Run

Meet Fabian in the lobby

7:30AM - 8:30AM

Grand Ballroom – 17th Fl

Breakfast

Breakfast with informal conversation with your peers.

8:30AM - 10:00AM

Grand Ballroom – 17th Fl

Opening Plenary: The Changing Face of Pittsburgh - Progress and Renewal

Following opening remarks to kick-off the meeting, including the introduction of new board members and officers and recognition of HPN's leadership transition, Pittsburgh Mayor Ed Gainey, elected last November on a platform focused on affordable housing, will join us to anchor a conversation about Pittsburgh's ongoing transformation. It is a moment of great change for Pittsburgh. With a compact downtown and changing neighborhoods, a new economy driven by innovation and technology, major efforts being led by major health institutions and corporations to invest in and bring attention to the needs of those who are unhoused, and a focus on retaining affordable housing in areas experiencing rapid market change, Pittsburgh is a case study for progress and renewal.

10:00AM - 10:30AM

Break



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10:30AM - 12:00PM Concurrent Sessions

Monongahela – 17th Fl

Capital: Creating Capacity at the Enterprise Level

Enterprise capital is essential to nonprofit developers' ability to move efficiently through acquisition and predevelopment. But sourcing these dollars can be challenging as nonprofits cannot raise direct equity, and most lenders and investors prefer to make secured, project-specific loans. HPN members will share their successes and challenges raising enterprise level capital – flexible, unsecured debt and equity – and we'll discuss collective strategies to address this need sector-wide.

Oakmont - 1st

Solutions from the Ground Up---Advancing Equitable Homeownership

Increasing homeownership for Black, Latinx and other people of color is key to reducing the racial wealth gap, but the headwinds are strong: limited supply, investor competition, and an increasingly expensive lending environment. We will explore different approaches members are pursuing to increase supply, reduce barriers, and support asset building in low wealth communities. How can HPN help drive innovation and bring new sources of capital to make a meaningful impact?

Shadyside - 1st Fl

Policy: State Zoning Changes to Address Affordable Housing Crisis

Zoning has usually been done at the local level, but with the growing affordable housing crisis in many communities, states have been stepping in to preempt local zoning and encourage affordable housing development. Join us for a discussion of state-level zoning actions taken in recent years and the political impetus behind them. We will hear from HPN members in Massachusetts and California. Who or what was the political force behind the change? How were the changes received? And how have these changes impacted our work in those states?

Frick – Conference Level

Advancing Racial Equity Within Our Organizations

Advancing racial equity is a major focus for HPN and its members. In this session, members will share their approaches and we will highlight the actions HPN is taking internally. With increased focus on racial inequities, HPN and its members have become much more intentional around this work. These initiatives are complex, can be highly charged emotionally and require focused effort. How are we sustaining the effort? Where are you on this path? Are you seeing meaningful change? How are you measuring success?

Allegheny – 17th Fl

Resident Services: On-Line or Out-of-Reach? Bridging the Digital Divide

The pandemic forced people to stay home and rely on technology to work, receive health care, learn, and stay connected with friends and family. But this increased reliance on technology exposed our worst fears about the scale of the digital divide and the need to focus on the impact of digital inequities. We will discuss strategic opportunities to affordably increase access to broadband, technology, and other communication tools for residents and creative programming as ways to leverage the HPN network to promote digital inclusion and equity.

12:00PM - 1:00PM

Lunch and Informal Peer Exchange

Grand Ballroom – 17th Fl



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Concurrent Off-Site Tours and Sessions

Second Avenue Commons – Health and Housing

For this session, we will walk over to Second Avenue Commons, a dynamic partnership to address homelessness among PNC Bank, Pittsburgh's two largest medical systems, the City of Pittsburgh, Allegheny County, philanthropic institutions, and ACTION-Housing. After a tour of the building – which includes a day program, congregate care shelter for 95 people, 43 SRO units, and an on-site medical clinic – Robin Hacke of the Center for Community Investments will join us for a discussion on how affordable housing developers can most effectively develop investment partnerships with health systems and hospitals. **(Masks and ID are required for this session)**

Uptown and Hill Districts – Permanent Supportive Housing and Adaptive Reuse

This offsite session will take us through the Uptown and Hill districts, driving past a renovated SRO for women in need of extensive support services, the historic adaptive reuse of a former biscuit factory, a Passive House development that is home to ACTION's young adults who have aged out of foster care, and a mixed-use development by CHN Housing Partners and the Hill District CDC. It will conclude at Centre Avenue Housing, a historic renovation of a Black Heritage YMCA, for a peer exchange session on growing efforts around the country to develop more permanent supportive housing, and the adaptive reuse of existing structures – hotels, schools, offices – to accelerate the process.

Hazelwood Neighborhood – Community Building

This offsite session will feature the work of ACTION Housing, The Community Builders, and the Hazelwood Initiative in the Hazelwood neighborhood of Pittsburgh. We will see a school that is undergoing a conversion to rental housing, the redevelopment of an urban brownfield site into an innovation center, a bakery, nonprofit space, and a community kitchen, where we will have a discussion about the renovation of Hazelwood, as well as the experience of HPN members with retail development.

Penn Avenue and East Liberty – Rapid Market Change

This offsite will take us through some of Pittsburgh's strongest real estate markets, which have seen dramatic increases in rents and sales prices over the last decade. We will stop at New Pennley Place, developed by The Community Builders, and will meet with TCB and ACTION staff for a discussion about the importance of creating long-term affordable housing in areas with rapid market change and concurrent demographic shifts.

Uptown Lofts – Green and Healthy Communities

Join us for the launch of HPN's Green and Healthy Communities initiative! We will hear from members on their efforts to integrate climate, health, and sustainability strategies into their organization and work. This will help shape our agenda going forward and inform the priorities for HPN's Green and Healthy Communities initiative. The session will be held at Uptown Lofts, home to ACTION-Housing's MyPlace Youth Programs, and a living lab for evaluating green building standards, where one of the twin buildings is Passive House certified while the other was constructed to meet standard energy codes.

4:30PM - 6:15PM

Free Time

6:15PM

Take a 10min walk or ride the shuttle to dinner at the Senator John Heinz History Center, 1212 Smallman St, Pittsburgh, PA 15222



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6:30PM - 9:30PM

A Celebration of Tom Bledsoe and Robin Hughes at the Senator John Heinz History Center

Join us for a reception and dinner celebrating Tom's retirement and welcoming Robin as HPN's new CEO. The Senator John Heinz History Center is devoted to the history and heritage of Western Pennsylvania and is an affiliate of the Smithsonian Institution, featuring exhibits ranging from the journey From Slavery to Freedom, to A Tradition of Innovation, to Mr. Rogers' Neighborhood, to the quirky 11-foot ketchup bottle constituted by more than 400 individual bottles.

Friday June 10th, 2022

7:30AM - 8:30AM

Breakfast

Grand Ballroom

Breakfast and informal conversation with your peers.

8:30AM - 10:00AM

Plenary – New Leadership, New Visions

Grand Ballroom

As we emerge from the pandemic, we are looking very different than in March of 2020. Literally. In that two-year period, we have welcomed more than 25 new CEOs to HPN member organizations – that's nearly a quarter of our members – and more than 70% of them are people of color (network-wide, it's 32%). The pandemic changed many things – how we work, how we think about our communities, how we partner, how we use technology, etc. It also made the affordable housing gap greater than ever and impacted the people we serve more than anyone. Join us for a plenary where we will hear many of the new voices that have joined our network, and from many new and old voices sharing new visions to help us all grapple with the many challenges we face, re-energized by the new opportunities that lie ahead.

10:00AM - 10:30AM

Break

10:30AM - 12:00PM

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

COOs and Human Resources

Lenders/CDFIs

Multifamily Developers

Property Operations

Resident Services

Oakmont - 1st Fl

Frick - Conference Level

Allegheny - 17th Fl

Monongahela - 17th Fl

Shadyside - 1st Fl

Phipps - Conference Level

12:00PM - 1:00PM

Closing Lunch

Grand Ballroom