



## Housing Partnership Network Spring Membership Meeting

**Chicago, Illinois**

**May 31<sup>st</sup> - June 2<sup>nd</sup>, 2023**

**All times are Central Daylight Time**

### **WEDNESDAY, May 31**

**5:30 - 7:00**

#### **Opening Reception – HPN’s 30th Anniversary**

**Lake View Lawn**

Join your peers for drinks and hors d’oeuvres at the Lake View Lawn of the Loews Chicago Hotel to kick off celebrating three decades of driving housing solutions together through HPN’s unique peer exchange and social enterprise model.

**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, June 1**

**6:00 - 6:45**

**HPN Run** - Meet Fabian in the lobby

**7:30 - 8:30**

#### **Breakfast**

**Wright 1+2+3**

Breakfast with informal conversation with your peers.

**8:30 - 10:00**

#### **Opening Plenary – Chicago’s Inequitable Investment Patterns**

**Wright 1+2+3**

After a welcome from Paul Roldán, CEO of Hispanic Housing Development Corporation, and Debra Schwartz, Managing Director, Impact Investments at MacArthur Foundation, opening remarks will include recognizing HPN’s 30th Anniversary and a tribute to HPN Founder Bob Whittlesey, a true visionary and trailblazer who passed away in February at 101.



We will then be joined by Erika Poethig, who recently left her role as Special Assistant to President Biden for Housing and Urban Policy. Erika will offer insights on the Administration's housing priorities and will then take part in a conversation about how the inequitable investment patterns across Chicago neighborhoods have widened racial and ethnic disparities over the last decade, leading to disinvestment and decline in many poorer neighborhoods.

This discussion will include Stacie Young and Anthony Simpkins, CEOs of HPN members Community Investment Corporation and NHS of Chicago, respectively, who will describe how this disinvestment has impacted wealth building, homeownership, ownership of small to medium-scale rental properties, and even levels of crime – and how they are responding. This will provide context for the off-site tours and discussions on Thursday afternoon.

### **10:00 - 10:30**

#### **Break**

### **10:30 - 12:30**

#### **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.**

**CEO Forum – Restricted to CEOs only**  
**CFOs**  
**COOs and Human Resources**  
**Lenders/CDFIs**  
**Multifamily Developers**  
**Property Operations/Resident Services**

**Wright 4**  
**Jenney**  
**Wright 5**  
**Sullivan B**  
**Sullivan A**  
**Sullivan C**

### **12:30 - 1:15**

#### **Lunch and Informal Peer Exchange**

**Wright 1+2+3**

**1:30-4:30****Concurrent Off-Site Tours and Sessions****Meet outside Wright Ballroom****Woodlawn Park – Creating a Mixed-Income, Mixed-Use Community**

South Side neighborhood near Lake Michigan's shore and the Obama Presidential Library (still under construction), the Woodlawn neighborhood has undergone a massive regeneration since 2008 – where new and renovated mixed-income and market-rate housing, schools, restaurants and retail stores are creating an attractive, vibrant community. Here POAH has created [Woodlawn Park](#) – a mixed-income, mixed-use community along the Cottage Grove Corridor that includes family and senior housing, the mixed-income Trianon Lofts and Woodlawn Station developments, new retail shops, and the Woodlawn Resource Center. Despite the new investment Woodlawn remains a community in progress with a lot of vacant land, underinvested blocks, and a robust community-level debate about future development.

**Humboldt Park – Combatting Rising Gentrification**

The Humboldt Park neighborhood is the center of Puerto Rican culture in both Chicago and the American Midwest. Less than five miles from downtown, the area has been facing rapid gentrification and soaring rents. This tour will take us by several developments owned by Hispanic Housing Development Corporation (HHDC) and will showcase two properties currently under development, one under construction, another breaking ground this summer, both for low-income families. HHDC properties are among the last options in Humboldt Park for low-income families and seniors. The final stop on the tour will be 65th Infantry Regiment Borinqueneers Apartments, where we will have a discussion on approaches to preventing displacement of long-term neighborhood residents and communities.

**Homan Square – Partnerships for Building Community**

Located in the North Lawndale neighborhood of Chicago, Homan Square is set on 55-acres that previously housed the historic Sears catalog facility, office tower, and power plant built in 1905. Today, that campus hosts a 70,000-square-foot community center; a 14-story hub for arts education, youth leadership development, job training, and nonprofits; 400 units of affordable housing; affordable health care providers; YMCA day care facilities; and public charter elementary and high schools. The Foundation for Homan Square and IFF formally joined forces in 2018 to maintain and expand the tapestry of community resources built up in the area over the last 20 years. This includes a Mercy Housing property, The Lofts on Arthington, that received the 2020 Jack Kemp Award from ULI recognizing excellence in workforce housing, where we will hold a discussion on collaboration between developers and CDFIs on comprehensive community building efforts. Today, IFF and Homan Square continue to work together to build out the next phase of plans to build more affordable housing, develop vacant lots, and attract small businesses to the area. <https://www.homansquare.org>



### **Homeownership in Chicago's South Side: Creating Wealth and Strengthening Communities**

The Woodlawn neighborhood on the South Side of Chicago was a bustling predominately African American neighborhood until the 1960s, after which years of racist policies propelled disinvestment in the area. Near the University of Chicago and the future home of the Obama Presidential Library, Woodlawn is now seeing increasing investment – and rising home prices (it just had its first home sale above \$1M – \$1.2M – which caused a stir). In response, efforts are focused on supporting the residents that stayed, creating wealth for a new generation of Chicago homeowners, and strengthening the community. During this offsite, we will learn more about the impacts of disinvestment and explore the work of Neighborhood Housing Services of Chicago, which offers homeownership development, education, and financing. We will see the results of [Renew Woodlawn](#), an innovative award-winning program and partnership among the NHS-Chicago, Community Investment Corporation (CIC), and Preservation of Affordable Housing (POAH) that has created homeownership opportunities for first-time homeowners through the rehab and sale of vacant single-family and two-flat buildings.

### **Southbridge – Mixed-Use Hub in the South Loop**

A unique mixed-use development that is a joint venture between The Community Builders and McCaffery, Southbridge's initial phases have connected new construction with adjacent parks, athletic fields, and a transit station built in the last decade. This new mixed-income neighborhood will help to connect South Loop, Bronzeville, and Chinatown – three growing, but economically and racially distinct communities. Recent development includes [23rd Place](#), a new street flanked by local restaurants and community building activities. Construction is complete for the first phase, 23rd Place at Southbridge, comprised of 200 apartments (nearly fully leased), 3,000SF of Community Life space, and 15,000SF of commercial space, 5,000 of which is leased with two local Black-owned restaurants. When completed, Southbridge will comprise 900 homes (primarily rental) and 75,000SF of ground floor commercial space along three blocks that will revitalize this portion of Chicago's State Street corridor.

### **Energy Retrofits in Action**

Energy efficiency improvements in multifamily housing enhances resident comfort, improves building operations, and advances decarbonization efforts for owners. Yet, the cost and process of making these improvements can create barriers to adoption. During this offsite, we will have a chance to learn more about the Energy Savers program, a partnership between Community Investment Corporation (CIC) and Elevate Energy that provides multifamily owners with financing and technical assistance to implement energy efficiency improvements. The off-site will offer the chance to see retrofitted properties and learn more about this innovative partnership model.



**4:30 - 6:00**

**Free Time – Optional Activities**

**6:30 - 9:30**

**Chicago History Museum – Reception and Dinner**

**Meet in the lobby at 6pm for shuttle service to 1601 N Clark Street.**

Join your peers for a reception and dinner at the Chicago History Museum where we will continue to commemorate the collective impact of our network for 30 years and beyond and hear from Otis Rolley, President of the Wells Fargo Foundation. The History Museum, founded in 1856, is the city's oldest cultural institution and vividly reflects Chicago's deep and varied history. It's been in its current location in Lincoln Park since the 1930s.

**FRIDAY, June 2**

**7:30 - 8:30**

**Breakfast**

Breakfast and informal conversation with your peers.

**Wright 1+2+3**

**8:30 - 10:00**

**Capital and Carbon Reduction**

**Wright 1+2+3**

This will be a hybrid plenary/breakout session centered around capital, anchored in HPN members' work to decarbonize affordable housing. This is a timely discussion with the Greenhouse Gas Reduction Fund and the billions of dollars that could flow over the next few years for carbon reduction efforts through HPN and other CDFIs.

**Part 1 – Plenary on Capital and Carbon Reduction (40 minutes)**

This plenary will feature HPN members who will share a range of product offerings, tools, and technology they are currently using and/or interested in developing to advance climate resiliency in existing portfolios and new construction of affordable housing. The conversation and exploration will continue in breakout sessions focused on capital, capacity, and community engagement.

**Part 2 – Concurrent Breakout Sessions (40 minutes)**

**1. Capital Resources for Portfolio Improvements/Retrofits** – This breakout will focus on capital considerations for decarbonizing buildings already in your portfolio, including working around existing capital stacks. We will also examine the integration of solar and storage as a portfolio improvement strategy.

**Sullivan A**



**2. Capital for Getting New Projects to Net Zero** – The focus here will be on the challenge and opportunity of capitalizing new projects to go beyond local efficiency building code requirements towards net zero, including the integration of solar and storage.

**Sullivan B**

**3. Integrating Decarbonization into Existing Workflows and Capacity to Implement New Systems** - This breakout will focus on the internal shifts that organizations will need to consider as they decarbonize their assets, existing and new. From design and operations requirements for new technologies, to emissions reporting, to setting expectations with residents for interfacing with new systems, this is a learning journey for many. We will hear early lessons-learned from members and collectively explore how we can bridge the gap between our current capacities and a well-oiled/electrified machine.

**Sullivan C**

**4. Community Engagement and Climate Justice** - Here we will explore how to ensure that investments through the Inflation Reduction Act drive climate equity and justice, as well as effective strategies to place community voices at the center of decision making.

**Wright 4**

**10:00 - 10:30**

**Break**

**10:30 - 12:00**

**Concurrent Sessions**

**Promoting Safety for Staff and Residents**

**Wright 5**

One of the main items that keep HPN leaders up at night are worries about the safety of residents and staff. A combination of understaffed police forces in many jurisdictions, increased mental health challenges, the prevalence of guns and gang activity, understaffing in property operations, staff enduring verbal abuse at community meetings, etc. are making staff and residents more concerned for their safety than ever. During this session we will discuss actions HPN members are taking to promote safety at our properties and in our communities.

**Driving Community Reinvestment and Wealth Creation through Homeownership**

**Sullivan B**

Building on the Opening Plenary discussion about inequitable investment patterns across the City of Chicago, this session will focus on approaches that are successfully combatting historic segregation, redlining, and disinvestment in Chicago communities across the country. The discussion will include strategies to preserve existing affordable homeownership opportunities, creating new homeownership units, and expanding access to financing.

**Preserving Affordable Rental Housing****Sullivan C**

Acquiring and operating unsubsidized, so-called “naturally occurring affordable housing (NOAH),” remains a core strategy for multiple HPN members throughout the country. These are often challenging properties to operate and for profits and institutional investors have long dominated the market. During COVID, many larger NOAH properties were particularly hard hit by rent arrearages and rising operating costs which, while challenging, may present opportunities for nonprofits if adequate capital and subsidies can be made available. Similarly, privately owned small rental housing (generally 5 to 100 units) constitutes the majority of affordable rental housing in many cities. With an ever-growing need for affordable housing and limited new production, preservation of this mostly aging housing stock is crucial. Join us for a discussion of successful models to ensure that this critical housing stock is preserved for the workforce and lower income renters.

**Advancing Racial Equity Peer Exchange****Wright 4**

During this session, we will hear about various approaches being undertaken by HPN members to address racial equity within their organizations, their development and lending efforts, and in their communities. As we advance our racial equity efforts, regular peer exchange among members will be one way that we can impact and highlight each other’s work, sharing successes and challenges. We will also share where we are on a network-wide racial equity pledge that many members have already signed on to and will discuss how we can benchmark and track our progress over time.

**Housing Hard to Serve Populations – Are Non-Profit Developers Becoming the Solution?****Sullivan A**

Increasingly, states and local jurisdictions are adding priorities for people with a wide range of service needs (e.g., those experiencing homelessness, veterans housing, those exiting the criminal justice system, etc.). This leaves developers scrambling to find funding and partners to provide the critical services needed. There is such a desperate need for affordable housing that many HPN members are taking on these underfunded mandates, which can lead government officials to believe the situation is manageable – when it’s not. Is this working? How do we get the funding needed to be responsible owners of this housing? Join us for a discussion of these critical challenges, how we can solve for immediate needs, and how we might approach finding more systemic solutions that bring in other community stakeholders.

**12:00 - 1:00****Closing Lunch****Wright 1+2+3**