



Housing Partnership Network Fall Membership Meeting

Atlanta, Georgia

Nov 29th – Dec 1st, 2023

All times are Eastern Daylight Time

WEDNESDAY, NOV 29

2:00 - 4:30

CEO Forum - Restricted to HPN Member CEOs only

During this community of practice, CEOs will meet to discuss shared challenges and best practices. An agenda with discussion topics will be shared closer to the meeting date.

5:30 - 7:00

Opening Reception

Join your peers for drinks and hors d'oeuvres on the 14th floor at the Terrace of the Loews Atlanta Hotel.

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, NOV 30

6:00 - 6:45

HPN Run - Meet Angel in the lobby

7:30 - 8:30

Breakfast

Breakfast with informal conversation with your peers.

**8:30 - 10:00****OPENING PLENARY | The Road Ahead: Key Areas of Focus for the Network**

Following welcome and opening remarks, we will turn to a discussion on key areas of focus for the network. In the coming years, guiding pillars for our work will include: Housing Justice and Racial Equity - A Human Centered Focus; Accelerating Production and Preservation; and Catalyzing Systems Change. We'll explore what this means at a high level and use table discussions to get us thinking creatively about the future.

10:00 - 10:30 Break**10:30 - 12:30****Communities of Practice Roundtables**

“COPs” enable members to connect, share knowledge, and improve performance by discussing top-of-mind issues and finding joint solutions that lead to concrete outcomes.

CEOs + COOs

During this community of practice, CEOs and COOs will come together to discuss organizational strategy, thinking through how to decide what functions are taken on in various C-Suite positions and teams.

CFOs

During this community of practice, CFOs will meet to discuss shared challenges and best practices.

Human Resources

During this community of practice, staff working on human resources and work culture will meet to discuss shared challenges and best practices.

Lenders/CDFIs

During this community of practice, staff working in CDFIs and on lending efforts will meet to discuss shared challenges and best practices.

Multifamily Developers

During this community of practice, staff working in multifamily development will meet to discuss shared challenges and best practices.

Property Operations/Resident Services

During this community of practice, staff working across property operations and resident services will meet together to discuss shared challenges and best practices.

12:30 - 1:15 Lunch and Informal Peer Exchange

**1:30-4:30****Concurrent Off-Site Tours and Sessions****The Role for Collaboration and Regional Investment Funds in Advancing Affordability**

We will visit the Federal Reserve Bank of Atlanta and discuss the local example of a \$300M investment fund for housing production and preservation, organized by the Community Foundation of Greater Atlanta and other Atlanta stakeholders. We will discuss the strategies, setbacks, and successes of investment collaboration with philanthropic, public and private partners, including CDFIs, in Atlanta and around the country.

Homeownership and Preservation on Atlanta's West Side

HPN Member Atlanta Neighborhood Development Partnership (ANDP) will showcase examples of single-family housing development in many forms – offered as rental and homeownership opportunities, developed through a land trust and shared equity model, financed with New Markets Tax Credits, and more. We will discuss the community partnerships that have targeted support to legacy residents and aligned affordable single-family housing development with major civic projects in the area.

Strategic Investment and Integrated Property Management

This off-site session will feature Centra Villa, a 132-unit affordable housing development offering permanent housing for veterans owned and operated by Community Solutions. A key feature is that Community Solutions is integrating its “property management plus” model into this property, as well as to a growing portfolio across the country. Community Solutions’ President Rosanne Haggerty and the property management team will be on hand to discuss their methodology for connecting tenants to services through the VA, accommodations for residents with special needs, coordination with community services, and the use of social impact capital to enable the preservation of this type of property.

Affordability on the Belt Line: Housing for Long Time Residents

Mercy Housing’s Reynoldstown Senior Residences is an award-winning example of affordable housing for seniors in an area that has seen significant investment and growth in the last several decades. When gentrification and displacement began to pick up, longtime residents came together to advocate for affordable housing, hoping to be able to stay in their historically Black neighborhood that has been home to generations of families and community leaders. Against the backdrop of the Atlanta Beltline, a multi-use trail and light rail transit system on a former railway corridor, this development offers one example of use of the Beltline’s Affordable Housing Trust Fund.

A “One Stop Shop” for Ending Homelessness: Community Partnerships and Affordable Housing

Mercy Housing’s Thrive Sweet Auburn showcases creativity, community engagement and collaboration at a development that brings together affordable housing, office, commercial and amenity space. On-site offerings include medical care, support services, a community kitchen, nonprofit offices, a coffee shop, and more. Mercy Southeast will be joined by local partner Project Community Connections, Inc. to walk through the development, including a mix of permanent supportive housing and affordable units, and discuss strategies for successful colocation and service delivery.

4:45 - 6:00 - Free Time – Optional Activities

**4:45 - 6:15**

BIPOC CEO Affinity Group | The BIPOC CEO Affinity Group is open to Member CEOs who identify as Black, Indigenous or People of Color.

5:00 – 6:00

Using New Market Tax Credits for Homeownership Development | In this special session during the break between the off-sites and reception, learn about the creative ways HPN members are using NMTCs to develop affordable homeownership units. You may have heard about members using NMTCs for new development and acquisition rehab of single-family homes. But did you know that NMTCs can also be used to convert an apartment building to condo units or to convert expiring LIHTC lease purchase units to homeownership? All are welcome to join regardless of prior experience with NMTCs.

6:30 - 9:30**Reception and Dinner at the Fox Theater**

Join your peers for a reception and dinner at the iconic Fox Theatre, which is the centerpiece of the Fox Theatre Historic District. Built in 1928, the theater was originally planned as part of a large Shriners Temple as evidenced by its Moorish design.

FRIDAY, DEC 1st**7:30 - 8:30****Breakfast**

Breakfast and informal conversation with your peers.

8:30 - 10:00**Concurrent Sessions Part 1**

Investing in the Future: Partnership with and Investment in BIPOC Housing Developers | HPN members will discuss their programs, initiatives and funds designed to support emerging or established Black, Indigenous and People of Color (BIPOC) developers. What outcomes have been achieved to date? What challenges have come up? Join with members across the network to think through the types of capital (philanthropic, public, bank, etc.) that can best support these partnerships and investments.

Trauma-Informed Housing: Going from Theory to Practice | Join a dynamic, interactive session focused on putting a Trauma-Informed Housing framework into practice at your organization. Leaders from Preservation of Affordable Housing (POAH) will guide a focus group style conversation aimed at understanding the key challenges and opportunities to integrate trauma-informed approaches in design, development, and operations.

Narrative Shift in the Affordable Housing and Community Development Sector | Recent conversations across the network have focused on the challenges facing the affordable housing sector and the need to



promote a new narrative to amplify the positive, collective impact of non-profit developers. The session will focus on ways the network can build more effective messaging and advocacy strategies and take action to combat frequent negative perceptions and educate stakeholders.

Stability in Uncertain Times | This session will focus on the strategies and steps to ensure financial stability and operational strength for properties, portfolios, and organizations. We will share strategies and approaches to addressing “problem properties” and the impact these have on their organizations. How do we make the difficult decisions that ideally provide stability for both and ensure the best outcome for the organization.

Seizing the Moment: Leveraging Climate Resources for Housing Preservation and Production | This session will begin with a brief update from the HPN team on the GGRF grant application it contributed to submitting on 10/12/23. The discussion will then pivot to a broader overview of the changing funding landscape, and how organizations can best prepare themselves and their portfolios to have a pipeline of development projects that are “funding ready.”

10:00 - 10:30 - Break

10:30 - 12:00

Concurrent Sessions Part 2

You’ve Got Data, Now What? | Data is critical to assessing organization and resident needs, understanding impact, and making funding decisions. Members are using a variety of approaches and tools to collect data and integrate systems across resident services, property operations, and more. This session will explore the types of data organizations are collecting, the systems and approaches to collect the data, and how the data is being used. We will explore key questions and steps to effective implementation, and opportunities to develop or enhance data tools and advance impact reporting.

Leading Practices in Senior Housing | Affordable housing for seniors is a crucial community asset needed to allow a rapidly growing population of seniors to age in place and age in community. Join fellow HPN members who are leading the development of senior housing through effective partnerships, unique programming, and forward-thinking design that centers resilience.

Policy: Where We Are and Where We Want to Go | From appropriations to spending cuts to the threat of shutdowns – so much federal policy impacts our day-to-day work. Join us to discuss the latest in federal affordable housing and community development policy. Together we will look ahead to the next few years and brainstorm the new solutions and policies we might want to champion as a network.

Moving Forward with Racial Equity in the Face of Pushback | Members will share how they are continuing to embrace racial equity and DEIB efforts at their organizations and in their work, despite growing national pushback and slowing momentum. We will also discuss how HPN as a network can lead and advance this work and make it a center piece of our strategy over the next several years.



12:00 - 1:00

Closing Lunch

Join with your peers across the network for informal conversation and brief closing remarks from HPN leadership.