



## **Housing Partnership Network Spring Membership Meeting**

SEATTLE, WASHINGTON  
**June 5<sup>th</sup> – June 7<sup>th</sup>, 2024**  
All times are Pacific Daylight Time

### **WEDNESDAY, JUNE 5**

**2:00 - 4:30**

**CEO Forum** - *restricted to HPN Member CEOs only*

**28<sup>th</sup> FL, Vista**

The CEO Exchange brings leaders together to discuss challenges in an honest, constructive way.

**2:30 – 4:40**

**Transit Oriented Development Tour with Sound Transit** (for pre-registered attendees)

Join us for an afternoon tour led by former HPN and Framework staffer Rennie Elliott, now Senior Project Manager for TOD with Sound Transit, a public transit agency and major affordable housing partner in the Seattle region. This TOD Tour will be an excellent introduction to transit accessible affordable housing development in Seattle. Bring your walking shoes and love of public transit for a fun and informal afternoon with your fellow members.

**5:00 - 5:30**

**Special Reception for 1st time Attendees**

**2<sup>nd</sup> FL, The Fig & The Judge**

If you are new to the HPN network or new to Member Meetings, join us to grab a drink, meet other newcomers and connect with HPN staff. Meet on the 2nd FL at The Fig and The Judge.

**5:30 - 7:00**

**Opening Reception**

**2<sup>nd</sup> FL, The Fig & The Judge**

Join your peers for drinks and hors d'oeuvres on the 2nd FL at The Fig & The Judge (Renaissance Seattle Hotel).

**7:00 - 9:30**

**Dine Arounds**

Look for our display table at the opening reception with information on dine-arounds and sign-up sheets.

### **THURSDAY, JUNE 6**

**6:00 - 6:45**

**HPN Run**

Meet Adam Meier (HPN) in the lobby.

**7:30 - 8:30**

**Breakfast**

**2<sup>nd</sup> FL, Madison Ballroom**

Breakfast with informal conversation with your peers.

**8:30 - 10:00**

**OPENING PLENARY | Homelessness is a Housing Problem**

**2<sup>nd</sup> FL, Madison Ballroom**

The first full day of the Seattle Member Meeting will kick off with an Opening Plenary. Following welcoming remarks and a few brief updates, we will hear from Gregg Colburn, an associate professor in the Runstad Department of Real Estate in the College of Built Environments at the University of Washington, where he publishes research on topics related to housing and homelessness. Professor Colburn is co-author of the book, Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns. Colburn's work disproves the conventional beliefs about the drivers of homelessness – including mental illness, drug use and poverty – and finds that none explain why homelessness is more prevalent in some cities or regions than others. Rather, the book engages thoughtfully with the realities of housing market conditions, and the challenges of the cost and availability of rental housing as a main driver of homelessness in cities across the country. Following a brief presentation, Professor Colburn will be joined by HPN members in an open



discussion about the role for affordable housing providers in addressing homelessness locally, regionally, and nationally. Please join us for a wide-ranging, solutions-oriented discussion.

**10:00 - 10:30 – Break**

**10:30 - 12:30**

**Communities of Practice Roundtables**

HPN members will come together with fellow leaders to discuss industry challenges and promising solutions. Please reach out to your community of practice leaders with ideas for your session anytime. If none of these “COP” sessions fit your role, feel free to sign up for the one that interests you most or best aligns with your focus.

*Please note that the BIPOC CEO session is only open to HPN CEOs who identify as Black, Indigenous or People of Color.*

**BIPOC CEO Affinity Group**

**COOs**

**CFOs**

**Lenders/CDFIs**

**Multifamily Developers**

**Property Operations/Resident Services**

**3<sup>rd</sup> FL, West  
3<sup>rd</sup> FL North  
3<sup>rd</sup> FL South  
3<sup>rd</sup> FL East  
28<sup>th</sup> FL Visions  
28<sup>th</sup> FL Vista**

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

**Madison Ballroom**

*Optional Lunch Tables*

Thursday’s lunch will also feature optional, informal tables on specific topics: Finance, Human Resources, HPIEx Insurance (property/casualty and health benefits), and Software & Data Systems.

**1:30-4:30**

**Concurrent Off-Site Tours and Sessions**

*Meet up with your off-site group at Madison Foyer*

**Cedar Crossing - Transit Oriented Development**

Cedar Crossing is a joint development between Bellwether Housing and Mercy Housing Northwest in the Roosevelt neighborhood of Seattle. The transit-oriented development is steps away from the newly opened Sound Transit Roosevelt Light Rail Station and features 254 apartment homes, 91 of which are two- and three-bedroom homes. Built on deeply discounted land provided by Sound Transit, Cedar Crossing features an early learning center, ground-level retail space, playground, onsite resident services, and a large community room.

*Please note: this off-site will be truly transit-oriented with a short train ride to and from the property. This will involve a half-mile walk from the hotel to the transit station.*

**HomeSight: Increasing Black Homeownership in Seattle**

A visit with HomeSight will highlight the region’s efforts to address the Black homeownership gap. This off-site will feature the non-profit organization’s work of creating homeownership opportunities in Seattle for over 30 years. We’ll see how their homeownership development strategy has evolved over time and learn about the support they provide to homebuyers. Discussion will also focus on the Black Home Initiative (BHI), a unique regional effort that seeks to target the racial inequities at the core of the housing ecosystem to increase homeownership among Black households. To address wealth inequality and racial inequities, the BHI is working in collaboration with partners to increase opportunities for Black developers, connect Black borrowers to new housing units, and bring new capital to homeownership solutions.

**Magnuson Place – Adaptive Reuse**

Mercy Magnuson Place, a historic naval housing redevelopment owned and operated by Mercy Housing Northwest and located in one of Seattle’s largest parks, includes 148 studio, one-, two- and three-bedroom affordable apartments, an early learning center and neighborhood health clinic. Join this off-site to see how this unique and complex adaptive reuse project came to life.



### **Pride Place - Innovations in Serving Elders**

Pride Place, owned and operated by Community Roots Housing, is designed as an affirming environment for LGBTQIA+ elders. Located in Seattle's Capitol Hill neighborhood, the affordable apartments serve those aged 55+ earning between 30% - 60% of the Area Median Income. The development includes studios and one-bedrooms and features a 4,400 square foot community center on the ground floor, operated by GenPride, a nonprofit dedicated to serving LGBTQIA+ seniors. Join this off-site to discuss approaches to serving elders, thoughtful community partnerships, and environmentally sound design.

### **The Rise on Madison and Blake House – Creative PSH Approaches**

Seattle's first affordable housing high-rise in over 50 years is a joint development by Bellwether Housing and Plymouth Housing featuring 250 apartments of workforce housing and 112 studio apartments for seniors who have experienced chronic homelessness. Conveniently located to public transport, it features a partnership with Swedish Health services for on-site care. We'll stop by this strikingly beautiful building, take a walk through the neighborhood, and conclude with a discussion of innovative approaches to permanent supportive housing at another of Plymouth's properties – Plymouth on First Hill.

*Please note: this will involve walking to and from the off-site locations, approximately 1.5 miles total.*

### **Yesler Terrace - Public Housing Transformation**

Originally completed in 1941, Yesler Terrace was the first racially integrated public housing development in the U.S. Over the past decade, this 30-acre site has been transformed into a dynamic, environmentally sustainable, mixed-use, mixed income community in the heart of Seattle. We'll be joined by staff from Seattle Housing Authority and Community Roots Housing to walk through the community, go off-site to visit one nearby replacement housing project, and discuss this neighborhood evolution.

*Please note: this off-site will involve about 1 mile of walking between sites.*

### **4:45 - 6:00 – Free Time/Optional Sessions**

**4:45 - 6:15**

### **Additional Afternoon Sessions**

#### **IRA/GGRF 101**

**3<sup>rd</sup> FL, South**

- The Inflation Reduction Act (IRA) and Greenhouse Gas Reduction Fund (GGRF) include several programs that are relevant to affordable housing. Join HPN staff as they provide an overview of the programs that are available to our members.

#### **NMTC Workshop**

**3<sup>rd</sup> FL, West**

- The New Markets Tax Credits program is a critical financing tool to support affordable homeownership development opportunities. Join HPN staff and partners from Smith NMTC Associates for a chance to workshop your potential NMTC projects and to hear from others on NMTC best practices. NMTC funding can be used for any type of for-sale housing (e.g. land trust, co-ops, single family, multi-family, etc.) and to fill affordability and market gaps or help you scale your development work.

### **NextGen Talent Academy Office Hours**

**3<sup>rd</sup> FL, North**



- A venture between Housing Partnership Network and Project Destined, the Next Gen Talent Academy connects college students from diverse backgrounds to nonprofit and for-profit affordable housing leaders and practitioners across the country. Join HPN staff to learn more about the program and how your organization can get involved.

**6:30 - 9:30**

### **Reception and Dinner at Seattle Art Museum**

Join us for a reception and dinner at the Seattle Art Museum in the heart of downtown. Sponsored by IMA Financial Group, the dinner program will celebrate the 20th anniversary of the Housing Partnership Insurance Exchange (HPiEx). Walk from the hotel or hop on one of our buses to this beautiful venue just steps from Pike Place Market and the Seattle waterfront. *Entrance on 1st and University.*

**FRIDAY, JUNE 7th**

**7:30 - 8:30**

### **Breakfast**

Breakfast and informal conversation with your peers.

**Madison Ballroom**

**8:30 - 10:00**

### **Concurrent Sessions | Part 1**

#### **Achieving Affordability through Policy**

**North**

Share and learn about interesting work in state and local affordable housing policy. Join with fellow housing leaders to learn about new state-level policy strategies to support affordable housing, share updates from your communities and discuss advocacy strategies and how members can work together.

#### **Bridging the Gap: Strategies to Build Wealth**

**South**

Across the network, members are increasingly recognizing the need to foster wealth building as a strategy to reduce the racial wealth gap. This discussion will cover a range of wealth building tactics, from rent reporting to financial counseling to affordable mortgage products for low-wealth homebuyers.

#### **Creative Approaches to Land Disposition for Affordable Housing**

**East**

As a high-cost city with a housing shortage, Seattle is an excellent case study of creative land disposition strategies that have enabled affordable housing development. During this session, we'll hear from Seattle-based HPN members, as well as others across the country, who are working actively with public agencies, anchor institutions and community partners to create integrated, service-connected and transit-oriented affordable housing.

#### **Strategies for Property and Portfolio Stability**

**Visions**

The stability of properties and broader portfolios remains top of mind for affordable housing leaders. Organizations are grappling with safety and security for residents and staff, ongoing rent collection challenges, aging properties, and more. Learn from fellow members who are addressing challenging conditions with effective, resident-centered solutions.

#### **The Role for Affordable Housing in Addressing Homelessness**

**Vista**

Affordable housing has always been one piece of the homelessness puzzle. Building off the meeting's opening plenary session on "homelessness as a housing problem," hear from HPN members who are effectively balancing demands from local jurisdictions and growing funding constraints, all while centering the needs of residents exiting homelessness and creating stable, supportive communities.

**10:00 - 10:30 - Break**

**10:30 - 12:00**

### **Concurrent Sessions | Part 2**

#### **Advancing Racial Equity Across the Network**

**North**



Building off the momentum of a newly created Racial Equity virtual community of practice and continuing the tradition of racial equity sessions at our member meetings, this session will bring members together from across roles and focus areas to discuss how they are advancing racial equity at their organizations and in their communities.

**Bringing Health and Housing Closer Together**

**South**

Affordable housing leaders have long recognized the interconnectedness of affordable housing and a resident’s health. This discussion will highlight the unique and tangible ways in which HPN members are collaborating with healthcare insurers and providers and ensuring that affordable healthcare is accessible to their residents.

**Making Corporate Housing Investment Work**

**East**

Corporate housing investment can come in many forms, from employer-assisted housing to region-wide housing funds. With Seattle as our backdrop, the discussion will highlight lessons learned from the Amazon Housing Equity Fund and feature the experiences of HPN members who have leveraged corporate investment for new development, from multifamily rental development to affordable homeownership opportunities.

**Navigating the Climate Funding Landscape**

**Visions**

The landscape of support for sustainable, resilient, climate-ready development and rehabilitation is shifting all the time. Members and HPN staff will provide updates on the latest advancements with the Greenhouse Gas Reduction Fund and learn from fellow members as they discuss the steps needed to translate pipeline into financed projects.

**12:00 - 1:00**

**Closing Lunch**

**Madison Ballroom**

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

**Meeting Adjourns**

**Thank you to our supporters!**

— LEADER —



— INNOVATOR —



— BUILDER —

