

# 28th Annual Utah Housing Matters Conference



Working more than 50 Years  
to increase housing people can afford

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Kaitlyn Myers, Moab Area Community Land Trust  
Shellie Barrus, Alison Kuhlow, Habitat for Humanity Summit and Wasatch Counties  
Tara Rollins and Danette Larsen, Utah Housing Coalition

# 2024 Utah Housing Matters Monday's Agenda

Monday, September 9			
	Interlaken	Grindelwald	Davos
12:30 - 1:45	Challenges of Affordable Housing on Public Lands	The Journey Back: Housing After Homelessness or Incarceration	Untapped Solutions to Address Both the Supply & Affordability Challenges
1:45 - 2:30	<b>Governor Spencer Cox</b> Refreshments		
2:30 - 3:45	Housing as First Responder: Designing for Dignity, Healing, & Joy	13 Things to Know About Navigating a Development Project - The Baker's Dozen	Resident Wealth Creation
<h2>State Legislative Update</h2> <p>Steve Waldrip, Advisor for Housing Strategy and Innovation, Dave Damschen, Utah Housing Corporation Cameron Diehl, League of Cities &amp; Towns, Wayne Niederhauser, Utah Homeless Coordinator Christina Oliver, Housing and Community Development Division Director</p>			
5:15pm	<h2>Opening Reception</h2> 		



# Monday, September 9th

## 12:30-1:45 pm

### **Navigating the Opportunities and Challenges of Affordable Housing on Public Lands**

This panel discussion will explore the development of affordable housing on public lands at local, state, and federal levels. Moderated by Kaitlin Myers, the session will include insights from Senator Mike Lee's office on the Helping Open Underutilized Space to Ensure Shelter (HOUSES) Act, Congressman Blake Moore's office on the Lodging Options Developed for Government Employees (LODGE) Act, and Mayor Chris Hart of Ivins, UT, on public-private partnerships to develop housing on municipally owned and SITLA-owned land.

The discussion will dive into stakeholder roles and regulations, public-private partnership models, balancing public land use, and various policy impacts on affordable housing. This session aims to provide a comprehensive overview of current initiatives and challenges in this rapidly evolving topic that heavily impacts many communities in rural Utah.

*Moderator: Kaitlin Myers, Moab Area Community Land Trust, Mayor Chris Hart of Ivins, UT; Steve Waldrip, Senior Advisor for Housing Strategy and Innovation*

### **The Journey Back: Housing After Homelessness or Incarceration**

Supportive, stable, affordable housing for citizens returning from incarceration, or exiting homelessness, is critical to successful re-entry into the community. Healing from the trauma of incarceration or the experiences of being unhoused requires a comprehensive approach to healthy and effective support. This workshop will highlight a continuum of proven housing options designed to promote healing and recovery from trauma. Second Chance Center is a nationally recognized non-profit that works with formerly incarcerated citizens around healing and recovery. "Never Going Back" is the motto and the work. As their partner and consultant, BeauxSimone Consulting will highlight the capacity building work needed to support a grassroots non-profit in providing a spectrum of housing options for returning citizens and those exiting homelessness.

*Presenters: Zoe Labeau, BeauxSimone Consulting; Hassan Latif, Second Chance Colorado*

### **Untapped Solutions to Address Both the Supply and Affordability Challenges**

Today's modern manufactured homes present an untapped solution to address both the supply and affordability challenges we face in the housing market. An emerging body of research, new federal funding opportunities, and growing secondary market participation are fostering a quickly deployable, scalable housing market solution. However, local and state zoning ordinances across the country often exclude manufactured housing. These exclusions often do not account for the quality of today's manufactured housing. Applicable to rural, suburban, and urban infill housing needs, manufactured homes present a modern, attractive option less expensive for both housing developers and the prospective homebuyers. With leadership, focused investment, and sound policy, manufactured homes can be part of a national housing production strategy that exponentially increases housing supply and encourages more diverse and healthier communities. This discussion will explore case studies highlighting effective zoning reforms, policy considerations, and recommendations for effective inclusion of manufactured homes in community planning, economic development, and climate resiliency strategies at the local level.

*Presenters: Grant Beck, VP of Strategic Partnerships Next Step*

Monday, September 9th  
1:45-2:30 pm



**Governor Spencer Cox**  
Welcomes Guests to the  
28th Annual Utah Housing  
Matters Conference



**SL** SALT LAKE  
COUNTY  
OFFICE OF REGIONAL  
DEVELOPMENT

**Welcome to the  
Utah Housing  
Coalition  
Conference!**

**What's our Goal?**

We want to make sure everyone in Salt Lake County has access to safe, affordable housing. In addition we strive to create a better future for our region and its residents throughout all of our divisions and initiatives.

**Learn More About  
What We're Doing**

[slco.to/RegionalDevelopment](https://slco.to/RegionalDevelopment)



# Monday, September 9th

## 2:30-3:45 pm

### **Housing as First Responder: Designing for Dignity, Healing, & Joy**

Dignified Design (formerly framed as trauma-informed design) recognizes the role of the built environment in supporting and fostering health – the health of individuals, of neighborhoods and communities, and, ideally, of all living things. It goes beyond a ‘do no harm’ approach of identifying and minimizing potential trauma triggers in our environment to informing and creating places that protect, promote, and celebrate the dignity of life.

We know that environments have a direct impact on our physical and mental health, as humans average 93% of their time indoors. As such, architects and designers, developers, and operators have an opportunity and responsibility to support the health and well-being of humans daily experiencing the design of buildings. By taking a TID approach, the decision-makers of current and future developments assume a dedicated lens to the widespread experience of human stress and the potential of design to provide therapeutic refuge for our somatic response, regulation, and healing.

During this presentation, we will explore the body-space relationship and ways in which housing design can center the dignity of diverse human experiences with curiosity and empathy.

*Presenters: Rachelle Macur, MA, LEED+ ShopWorks; Tom Otteson, AIA ShopWorks*

### **13 Things to Know About Navigating a Development Project - The Baker's Dozen**

This workshop is designed to guide participants through the project timeline development and management, from the initial grant award to the project's completion. Executing real estate projects can be especially challenging for mission driven organizations and nonprofits – between corralling limited funding and trying to predict future needs, to navigating the construction and design process. Participants will learn 13 tools and strategies to manage phases of the project, ensuring a smooth and successful construction process, along with guidance to maximize project partner relationships.

*Presenters: Zoe Labeau, BeauxSimone Consulting; Katie Symons, BeauxSimone Consulting*

### **Resident Wealth Creation**

Description: 515 Tower in Salt Lake City is Utah's first project that leverages LIHTC credits to not only provide its residents with lower rents, but also give them an opportunity to generate wealth from their homes outside of traditional home ownership. The project is a partnership between Perpetual Housing Fund, Intermountain Health, Salt Lake City, Zions Bank, Goldman Sachs, Salt Lake County, OWHLF, and Utah Housing Corporation. In this workshop, some of the key partners will come together to discuss the project, how it came together, and what it means for the future of similar projects in the state.

*Presenters: Ashley Atkinson, Perpetual Housing Fund; David Wilkins, Intermountain Health; Elias Doty, Zions Bank; Josh Bahn, Goldman Sachs*



Monday, September 9th  
4:00-5:00 pm

## State Legislative Update

Steve Waldrip, Advisor for Housing Strategy and Innovation  
Dave Damschen, Utah Housing Corporation,  
Cameron Diehl, League of Cities & Towns,  
Wayne Niederhauser, Utah Homeless Coordinator  
Christina Oliver, Housing and Community Development Division Director



KEY  
FACTS

**62,625**  
OR  
**19%**

Renter households that are extremely low income

**-43,493**

Shortage of rental homes affordable and available for extremely low income renters

**\$31,030**

Average income limit for 4-person extremely low income household

**\$55,930**

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**75%**

Percent of extremely low income renter households with severe cost burden

# Monday, September 9th

## 5:15 - 7:00 pm

### Welcome Reception

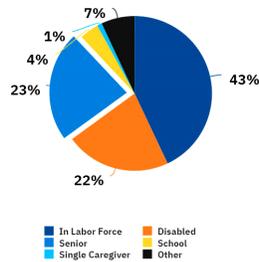
# We make financing more affordable for affordable housing projects in Utah.

- ▼ Get better terms for your project.
- ▼ Find creative ways to get deals done.
- ▼ Work with a mission-driven nonprofit.
- ▼ Fund quality, impactful projects.
- ▼ Partner with people you trust.



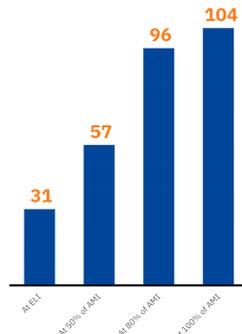
For more information, contact LuAnn at 801.316.9117

**EXTREMELY LOW INCOME RENTER HOUSEHOLDS**



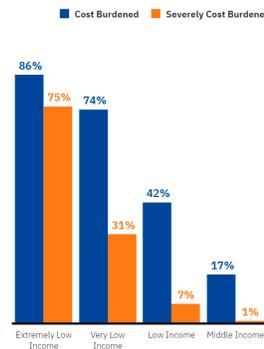
**Note:** Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Thirteen percent of extremely low-income renter households include a single adult caregiver, 53% of whom usually work at least 20 hours per week. Eleven percent of extremely low-income renter householders are enrolled in school, 48% of whom usually work at least 20 hours per week. Source: 2022 ACS PUMS

**AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS**



Source: 2022 ACS PUMS

**HOUSING COST BURDEN BY INCOME GROUP**



**Note:** Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

# Tuesday, Opening Session

## 8:30-9:30 am

### KEYNOTE SPEAKER

**Suzi Craig** is the VP of Workplace Mental Health at Mental Health America. She is responsible for leading the strategic design and future direction of MHA's workplace mental health programs. Suzi brings more than 20 years of experience leading strategic planning and entrepreneurial efforts, partnership and program development, and marketing and communications.



Prior to joining MHA in 2023, Suzi was Chief Strategy Officer at Mental Health Connecticut (MHC), an affiliate of MHA. At MHC, Suzi built the infrastructure that created a robust community of partner and donor support, oversaw the successful launch of public-facing prevention programs, including the MHC's workplace mental health program, championed the CT Parity Coalition, and led the organization's strategic planning for seven years.

Prior to joining MHC, Suzi worked for Connecticut Public Broadcasting and Connecticut's startup ecosystem. She began her career in book publishing in NYC. She is a graduate of the University of Connecticut, a certified yoga instructor, and has a certification from Cornell in organizational design.

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we're all better off with an ally.**

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# Tuesday, September 10th

## 9:45-11:00 am

### **Affordable Housing Development for Beginners—an Overview**

This workshop will provide a broad understanding of what is involved in affordable housing development. It includes a high-level overview of everything—from the glimmer of an idea, to assessment of need, to identifying the optimal partners, to finding the right financial resources, and finally to operating a successful program after move in. Workshop includes hearing from financial partners about what they look for in a project proposal.

*Presenters: Jason Glidden, Park City Municipal Corporation; Tony Tyler, Columbus Pacific Development  
Dan Adams, Afforda*

### **Green Energy Panel - Development Opportunities in the IRA and Beyond**

Join members of the Housing and Energy communities as we discuss opportunities in the Inflation Reduction Act, clean energy challenges for developers, what Utah is doing to bring energy dollars to our communities, and how HFAs can help.

*Presenters: Anna Sullivan, Utah Housing Corporation; Max Becker, Utah Clean Energy; Ravi Malhotra ICAST;  
Chris Parker, Giv Group/Perpetual Housing; Clay Monroe, Rocky Mountain Power.*

### **Evolution of the HUD Code Home**

Have you seen today's version of a HUD Code Home? Following decades of building code changes, lending regulator input and consumer demands, the HUD Code Home has evolved from the mobile home that you may think of when you hear the term "HUD Code Home or Manufactured Home". Industry experts will showcase a variety of new housing options available under the Federal HUD Code building standard including duplexes, Fannie & Freddie eligible homes, and zero energy ready homes.

*Presenters: Chuck Bleth, Champion Homes; Tim Cavanaugh, Clayton Homes*

### **How can consumers Maximize their Purchasing Power?**

The rules for credit scores have recently changed. FICO credit scores and the new FICO Scores credit requirements for mortgages have been changed and are critically important for all to know.

The Drive to 850, Maximizing Your Purchasing Power, outlines the FICO credit scores in striking detail and shows how that three-digit number plays a significant role in everyone's purchasing power. It reveals some of the FICO scores most tightly kept secrets. You are introduced to several television news stories and articles that highlight the challenges most consumers face in trying to navigate the complex credit scoring system. You will see their results and how they maximized their purchasing power.

The Drive to 850 reveals the problem between many common suggestions and bona fide solutions. Attendees discover many new (and mostly unknown) strategies to improve their FICO scores and overall purchasing power. It also debunks many common shared myths associated with FICO credit scores that are given by many blogs, websites and lenders. It identifies the credible resources available to consumers to maximize their purchasing power.

It is recognized as one of the best CE courses. It has been presented since 2003 to thousands of consumers, college students and professionals including the top academics in the nation. It is widely praised from these same academics for its incredible insight and value offered to all attendees.

*Presenters: Al Bingham, The Road to 850*

# Tuesday, September 10th

## 11:15-12:30

### **Tax Credits 101**

Did you know that the Low Income Housing Tax Credit is the most important resource for creating affordable housing in the United States today? Over the past 34 years, the Housing Credit has financed the development of over 3.4 million affordable rental homes through the nation. If you are considering developing housing units in your community, you will want to attend this session to learn about the program. This session will cover some of the basic concepts of LIHTC development and compliance.

*Presenter: Anna Sullivan, Utah Housing Corporation*

### **Underwriting the Deal**

Master the art of underwriting a LIHTC deal. With rising construction costs and high interest rates, developing affordable housing has become increasingly difficult. There are a variety of capital sources that make these deals possible including equity installments, construction, permanent, and subordinate loans. This session covers the various underwriting methods utilized by each partner and valuable insights to effectively structure the deal.

*Moderator: Nicholas Berger*

*Presenters: Rocky Mountain Community Reinvestment Corporation; Natasha Pfeiffer, Rocky Mountain Community Reinvestment Corporation; Hector Zuniga, KeyBank; Todd Fabian, National Equity Fund; Daniel Herbert-Voss, Olene Walker Housing Loan Fund*

### **Building the Future: Designing High-Density Communities with Modular & Manufactured Housing**

Housing demands are high, and many communities are feeling the pressures on their affordable housing supply. Modular and Manufactured housing offer valuable solutions when state and local jurisdictions are working to address their affordable housing demands. This segment will provide ideas for policy makers to consider when working with private developers to create high-density, owner-occupied, affordable housing while also meeting the aesthetic desires of the surrounding community.

*Presenters: Tawny Peyton, Rocky Mountain Home Association & Utah Alliance*

### **Cultivating Communities**

Join us for an enlightening workshop that explores the integral role of agriculture in fostering resilient and thriving communities. "Cultivating Communities" is designed for community leaders, local policymakers, and anyone interested in understanding how agriculture plays a vital role in influencing and enhancing the fabric of our communities.

*Presenters: Vy Ho, International Rescue Committee (IRC); Tyler Bastian, Roots, Charter High School; Daron "Farmer D" Joffe; Founder, Farmer D Consulting and Citizen Farmers*

# Tuesday, September 10th

## Lunch

*Enjoy Networking*

# ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION

*We increase and preserve safe, clean affordable housing!*



## The Vision

We increase and preserve safe, clean affordable housing.

## The Mission

Through sustainable direct lending, technical assistance and community collaboration, Rocky Mountain Community Reinvestment Corporation (RMCR) will facilitate the development and preservation of safe and clean affordable housing and community facilities that serve low- to moderate-income individuals, families and underserved communities throughout the Nation.

## What we do:

We provide permanent financing for Low Income Housing Tax Credit projects as well as other affordable housing projects including:

- ◆ Forward Loan Commitments
- ◆ Immediate Loan Commitments
- ◆ Refinance existing affordable Projects



**Nicholas Berger**  
VP, Chief Lending Officer  
nberger@rmcra.org  
mobile: (801) 641-3156



**Natasha Pfeiffer**  
Loan Officer  
npfeiffer@rmcra.org  
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**ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**

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# Tuesday, September 10th

## 2:00-3:15 pm

### **OWHLF & PAB Application and Underwriting**

Learn about overviews for the Olene Walker Housing Loan Fund (OWHLF) and the Private Activity Bond program (PAB) in Utah. Walk through the application process and discover new details about the underwriting process for OWHLF and the extension process for PAB.

*Presenters: Daniel Herbert-Voss, OWHLF - DWS; McKenna Marchant, OWHLF - DWS*

### **Workforce Housing Tools and Resources**

Exorbitant rental prices impact everyone! Utahns are struggling to find housing in the communities where they work, leaving businesses struggling to find workers. Households at 80% of AMI cannot afford a home purchase, yet rentals are also out of reach. Come learn more about creating options at all income levels.

*Presenters: Dutch Haarsma, New West Community Capital; Nick Fritz, Intermountain Healthcare; Jeremy Keele, Catalyst Opportunity Funds*

### **Growing Community Through Agriculture**

What is an agrihood and why should you build one? Farmer D will explore the concept of an agrihood, a community designed around integrating agricultural elements like farms or community gardens into residential areas. This discussion will cover the key components that make an agrihood successful, including design, scale, and the specific needs of the community. Key elements to consider include; Design Elements: Understanding the critical features that contribute to a well-functioning agrihood. Scale and Audience: How the size and demographic of the community influence the design and success of an agrihood. Successful Examples: Case studies of thriving agrihood projects and the factors that led to their success. Benefits: The health, economic, and social advantages of incorporating agriculture into neighborhood planning.

Farmer D will provide insights into why agrihoods are valuable and offer guidance on when and how to build one for maximum impact.

*Presenters: Daron "Farmer D" Joffe; Founder, Farmer D Consulting and Citizen Farmers*

### **Adapting for Success: Innovative Approaches in Housing Provision**

Housing providers must continually adapt to stay relevant and meet the increasing demand amidst limited and restrictive funding sources. This session explores innovative strategies from three organizations that successfully transitioned from traditional methods to modern solutions. Learn from their experiences in scaling operations, embracing multifamily housing projects, and incorporating home repair programs. Discover actionable steps to restructure your operations and ensure long-term success and sustainability.

*Presenters: Shellie Barrus, Habitat for Humanity of Summit and Wasatch Counties; Todd Reeder, Community Development Corporation of Utah; Sharlene Wilde, NeighborWorks Mountain County & Sun County Home*



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**KeyBank**   
**Opens Doors.**

# Tuesday, September 10th

## 3:45-5:00 pm

### For the Love of Housing

For the love of housing, is a guiding principle and a heartfelt commitment to creating housing solutions that go beyond structures. This is evident in the connection between housing, mental health, and the power of community informed design. When our external spaces are responsive to individual and community health needs, we have spaces that are designed with dignity and

provide more than just shelter, but connection and wellbeing. This engaging panel will feature women professionals in the built environment that are championing this approach, ranging from real estate development, architecture, and nonprofit management. They are making significant strides in supporting underrepresented groups such as those experiencing homelessness, our neurodivergent community, and those navigating resource gaps. We will showcase key projects and discuss frameworks to equip you with essential insights on best practices for building in partnership with communities, not just for them.

*Moderator: Claudia Loayza, Developed By Women/Giv Communities*

*Panelists: Melissa Jensen, Developed By Women/ Giv Communities; Kristy Chambers, Columbus Center; Rachelle Macur, ShopWorks; Angela Dean, AMD Architecture & KRCL Board of Trustees; Janice Kimball, Housing Connect*



**Angela Dean** is the founding Principal of AMD Architecture, a firm focused on harmonizing client needs with environmental responsibility. Her diverse project experience includes custom single and multi-family residential designs, educational facilities, entertainment spaces, and public works, with several projects earning LEED certification. Angela has also worked on neighborhood and large-scale master plans that contribute to community development and urban enhancement.

Throughout its 28-year history, AMD Architecture has maintained a majority female staff, offering opportunities for professional growth and flexibility to help balance work and family life. Angela has mentored students at various educational levels and has provided scholarships to support women entering the field of architecture.

In her book *Green by Design: Creating a Home for Sustainable Living*, Angela shares her commitment to sustainable design practices. Her work aims to make thoughtful, efficient, and healthy design accessible to a broad audience. Outside of her professional work, Angela is actively involved in community efforts, offering pro-bono design services to local non-profits and volunteering to support community initiatives. She is currently a member of the Salt Lake Art Design Board and the KRCL Board of Directors.

**Janice Kimball** leads Housing Connect with the core belief that housing is the great equalizer. Without a safe place to call home, nothing else can happen. Janice became CEO following 12 years overseeing property management, rent assistance and supportive services for the agency. She holds a Masters of Social Work degree from the University of Utah.



**Rachelle Macur** is the Director of Sustainable Design and Social Impact at ShopWorks Architecture. As a social scientist with a deep background in ecological and social sustainability, her focus is on the cross-section of humans, nature, and the built environment. Rachelle works with evidence-based research in trauma, health, neuroscience, and biophilia to further the industry's knowledge and impact in designing spaces that are healing, people-centered, and dignified.

Tuesday, September 10th  
3:45-5:00 pm



**Kristy Chambers** is the CEO of Columbus Community Center. She has dedicated the last 20 years of her career to the nonprofit social services sector, developing programs and overseeing large building projects. A certified public accountant for over thirty years, Kristy's professional background includes public accounting and top-level management positions in healthcare, real estate, retail, and hospitality. She has served on several local and national nonprofit boards, including as the Board Chair for the Utah Nonprofit Association (UNA), Utah Health Policy Project (UHPP), South Salt Lake Chamber of Commerce (SSLC), Living and Aging with Pride, and the Association of Utah Community Health (AUCH). As a prior instructor with the University of Utah Nonprofit Academy and a current requested guest speaker, she continues to serve her community by developing future nonprofit leaders. Kristy graduated from UCLA with a degree in Economics/Business, has a Master's degree in Business Taxation from the Washington School of Law, and recently completed her Master's in Public Policy from the University of Utah.

**Melissa Jensen** has over 15 years of deep experience in housing development, finance, and social and economic policy. Her varied experience in corporate, public, and nonprofit sectors provides her a unique perspective in addressing the built and social environments. She is co-founder of Developed By Women a non-profit committed to elevating women in real estate development. This role is complimentary to her role as Lead Developer for GIV Communities. In both capacities she focuses on multi-family mixed use affordable development, permanent supportive housing, and master planning projects. She has most recently applied this knowledge in how to best redevelop an old, and beloved, elementary school into a community resource center and permanent supportive housing project. Melissa is the mama of 3, the partner of 1, and the best friend of a .05 terrier/chihuahua mix. Her family and work are her passion and her joy.



**Claudia Loayza** is a professional in government and community relations, with a strong background in planning and the built environment. She is dedicated to fostering communities that thrive in place. Claudia earned her Bachelor of Science from Brigham Young University and completed her Master's in City and Metropolitan Planning at the University of Utah in 2022. In 2021, she was recognized as one of Utah Business' 20 in Their 20s for her impactful work with the Utah Division of Multicultural Affairs. She now works as an associate developer at Developed. By Women., a nonprofit and sister organization to Giv Group, which creates opportunities for women and underrepresented groups to learn about, own, and invest in real estate development in sustainable and collaborative ways. She is also the principal curator for Magnify Utah, a learning and resource hub under the Division of Multicultural Affairs that streamlines statewide information and resources to support individuals looking to establish connections to their statewide community, as well as those starting a new chapter.

As a proud first-generation Utahn, Claudia values the importance of bridging differences and pursuing common goals to drive innovative solutions that connect people and places. She is passionately committed to creating opportunities that uplift all communities in Utah.

Tuesday, September 10th  
5:15 - 7:00 pm



Reception  
Sponsored by Rocky Mountain CRC

Wednesday, September 11th  
8:00-9:00 am

## KEYNOTE SPEAKER

### Finding The Funny In Change

Get ready to transform the way you and your team deal with change! The pace of change is faster than ever, leaving many leaders and organizations feeling overwhelmed and uncertain. In Jan's electrifying keynote, "Finding the Funny in Change," she shows your attendees how to turn tension into laughter and get your point across with ease. She'll equip your team with the humor tools to diffuse tension instantly, initiate those tough conversations, and facilitate communication through using well-placed, appropriate humor. By using Jan's tips, your attendees will not only keep their teams more engaged, but also more likely to remember their message.

Your group will walk away with a fresh perspective on change, and best of all, they'll be laughing all the way to the next level of success. Don't miss out on the opportunity to bring a unique and unforgettable experience to your team.



**Jan McNnis**  
*www.TheWorkLady.com*

Jan McNnis, has written for Jay Leno's Tonight Show monologue as well as many other people, places and groups - radio, TV, syndicated cartoon strips, guests on the Jerry Springer show (her parents are proud!). For the past 25+ years she's traveled the country as a keynote speaker, and comedian sharing her unique and practical tips on how to use humor in business (yes it's a business skill!). Jan has spoken to thousands of organizations from the Federal Reserve Banks to the Mayo Clinic. She is author of two books: "Finding The Funny Fast," and "Convention Comedian," and has been heard on hundreds of radio stations. Jan was also featured in the Wall Street Journal, The Washington Post, and the Huffington Post for her clean comedy.

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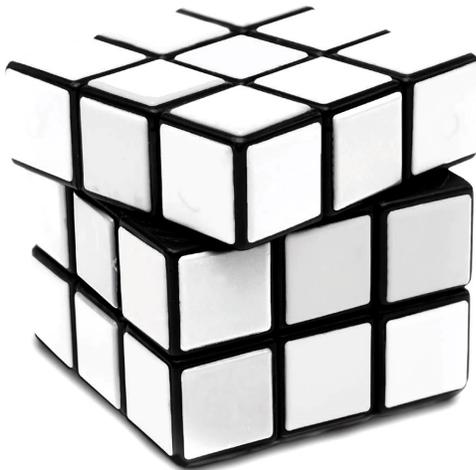


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# Wednesday, September 11th

## 9:15—10:45 am

### **Federal Funding and Environmental Reviews**

Learn how federal funding impacts your project. We will highlight common issues and use real world examples to assist with understanding and navigating complex rules and regulations. Gain an understanding of how federal funding can assist you in the goal of affordable housing.

*Presenters: DWS; Christina Oliver, OWHLF - DWS; Kathryn Halterman, DWS Housing Development Division*

### **Medicaid Housing Related Services and Supports Program**

This session will offer a general overview and discussion of the Medicaid Program focused on housing case management for individuals enrolled in the Targeted Adult Medicaid Program. We will describe the program, provide current program data, conduct an informational discussion and answer questions.

*Presenters: Christine Gianchetta Nguyen, Utah Health and Human Services; Linda Robinson, Utah Health and Human Services*

### **Working with Landlords for the Win**

Housing issues can be complex and stressful, even for landlords. With limited time and resources, misunderstandings and conflicts are common. A neutral perspective can offer creative solutions, helping both parties adhere to the contract and improve communication.

In this session, we'll explore best practices for managing landlord-tenant relationships before, during, and after conflicts. Our goal is to provide strategies for effective negotiation, understanding crisis dynamics, and finding balanced resolutions.

We'll discuss how to handle tough conversations, identify core issues, and propose middle-ground solutions. By uniting and exploring options together, we can often find simpler, more constructive resolutions than eviction. Join us to learn how advocacy and intervention can stabilize situations and educate your clients and network.

*Presenters: Heather Lester, Utah Community Action; Samantha Brand, Housing Connect; Brent Mower, Housing Authority of Salt Lake City*

### **Maximizing Legislative Funding for Housing Solutions**

In recent legislative sessions, Utah's lawmakers have enacted significant measures to address the state's affordable housing crisis. This session offers a unique opportunity to hear directly from the administrators of these programs and beneficiaries of the funding assistance. Discover how HB 572 and the Downpayment Assistance Program (SB 240) are enabling more Utahns to achieve homeownership and experience the pride of owning a home. Gain practical insights and strategies to leverage these funding opportunities for your housing initiatives. Additionally, Utah State Senator Lincoln Fillmore, Co-Chair of the Commission on Housing Affordability, will provide an outlook on what to expect in the 2025 legislative session, including upcoming initiatives and policies aimed at further improving housing affordability in the state.

*Presenters: Steve Waldrip, Senior Advisor for Housing Strategy and Innovation; Jed Nilson, Nilson Homes; David Damschen, Utah Housing Corporation; Utah State Senator Lincoln Fillmore, Co-Chair of the Commission on Housing Affordability*



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# Wednesday, September 11th

## 11:00-12:15 am

### **Are You Ready for New LIHTC Compliance Requirements?**

The Housing Opportunity Through Modernization Act (HOTMA) and National Standards for Physical Inspection of Real Estate (NSPIRE) represent big changes in the affordable housing industry and have been the hot topic of compliance discussions. This will impact compliance files and physical inspections. Some of these changes include qualifying a household and the focus of physical inspections. Come learn how these compliance changes will impact to your LIHTC properties.

*Presenter: Michael Campbell, Utah Housing Corporation*

### **With This Partnership I Thee Wed**

Discover the secrets of a successful LIHTC partnership from industry experts. Once a LIHTC allocation has been awarded, both the developer and investor will enter a long-term relationship requiring careful consideration. Learn more about structuring a partnership agreement that effectively addresses the deal from inception through year 15.

*Moderator: Natasha Pfeiffer, Rocky Mountain Community Reinvestment Corporation*

*Presenters: Terry Gentry, The Richman Group; Robert Singleton, Winthrop & Weinstine; Christian Pritchett, BlueLine Development, Inc.*

### **Navigating the lender's complex insurance requirements for housing at-risk populations**

Housing is critical to the mission of UHC members serving at-risk populations. To adequately protect your investment and transfer risk, lenders require complex insurance structures. Join us for a lively discussion, including a case study, as we address commercial insurance market conditions, odd and confusing terms and give you a few steps in negotiating a competitively priced insurance program.

*Presenter: David Wittwer, Brown & Brown*

### **Unlocking Housing Potential: Land Grants, Trusts, and Deed Restrictions**

Dive into the intricacies of forming land grants and trusts and learn effective strategies for securing initial funding. This session will highlight the advantages of land trusts in addressing ongoing issues like carrying and infrastructure costs. Additionally, understand how deed restrictions serve as a vital tool to preserve affordable housing for future generations. Experts will share their experiences and insights on navigating key terms and avoiding common pitfalls in early efforts.

*Presenters: Dr. Tim Tingey NeighborWorks; Amy Roland, Community Development Finance Alliance; Jeff Jones, Economic Development and Housing Summit County, Utah*



# Wednesday, September 11th Lunch

## Second Chances

Learn about the challenges faced by both property managers and renters when a tenant has a prior criminal conviction. What if one parent has a prior conviction; does that mean the whole family is ineligible for housing? How long ago was the prior conviction? Misdemeanor or felony? This session will review State and local laws, the State's Good Landlord Program, Reentry Programs and Services, Expungement Programs, and existing and new programs that are looking to provide Second Chances.

**Moderator:** *Tony Milner, Director, Housing Stability Division, Salt Lake City Corporation*

**Panelists:** *Kelly Colopy, Human Services Director, Salt Lake County; Noella Sudbury, Founder and CEO, Rasa Legal; Jayme Walters, Assistant Professor and Director of the Transforming Communities Institute, Social Work Department, Utah State University; Jess Lucero, Department Head, Social Work Department, Utah State University*



**Tony Milner** is the Director of the Housing Stability Division of Salt Lake City. Previously, he was the Director of Housing and Case Management at Utah Community Action, and the Executive Director of Family Promise - Salt Lake homeless shelter. Tony graduated from the University of Utah with a Master of Public Administration. Tony volunteers with a range of affordable housing planning and development organizations. He is a Utah native, married, and a father of three teenagers.

**Kelly Colopy**, Human Services Director, Salt Lake County. Kelly has a wealth of experience in public health and social services. Previously, she served as the Director of the City of Long Beach Department of Health and Human Services where she spearheaded efforts to address homelessness and expand their Homeless Services Continuum of Care, including the opening of year-round bridge housing, purchasing shelters, and implementing innovative programs to reduce homelessness. From 2005 to 2012 Kelly worked in various roles within Salt Lake County government including as Acting Director of the Division of Mental Health, and Associate Director of the Human Services Department.



**Noella Sudbury, J.D.**, Founder & CEO, Rasa Legal. Noella is a licensed Utah attorney with over a decade of experience in criminal law, policy, and data-driven justice reform. While serving as a Senior Policy Advisor to Salt Lake County Mayor Ben McAdams, Noella led the successful campaign to pass Utah's Clean Slate law, which automates the expungement process for more than 450,000 Utahns. Noella has served on the National Clean Slate Initiative Steering Committee and has provided technical assistance to other state campaigns to pass automatic clearance. Noella has received several honors and awards for her public service, including being selected as Utah Business Magazine's 2019 Woman of the Year and being honored with the 2022 Distinguished Service Award from the Utah State Bar.

**Dr. Jess Lucero** is the Department Head of the Department of Social Work at Utah State University where she also serves as Associate Professor of Social Work, Graduate Director for their Full-Time MSW Program and Director of the Transforming Communities Institute. Prior to joining the faculty at USU, she completed her doctoral studies at Wayne State University in Detroit and her MSW and BSW at the University of Wyoming. Lucero's research orientation is very interdisciplinary, and she enjoys exchanging ideas and working to improve social systems with other interdisciplinary scholars, practitioners, and students who are committed to social justice. Dr. Lucero is a nationally recognized scholar in community-based participatory research - she is particularly interested in research that produces real-world recommendations for solving the complex challenges that communities face.



**Dr. Jayme Walters** is an Assistant Professor and Director of the Transforming Communities Institute (TCI) in the Department of Social Work at Utah State University. She was awarded her PhD from the University of Tennessee, College of Social Work. She earned her MSW and a certificate in Non-profit Organizations: Development and Management from the University of Georgia and a BSW from Southern Illinois University-Carbondale. Dr. Walters also received a certificate in Fundraising Management from Indiana University, Lilly Family School of Philanthropy. Walters worked in nonprofits for nearly ten years prior to shifting into academia, focusing on administration, fundraising, and program development. At USU, Walters is focused on community-engaged research and solution-building to address pressing social issues in Utah.

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# 2024 Utah Housing Matters Monday's Agenda

Monday, September 9			
	Interlaken	Grindelwald	Davos
12:30 - 1:45	Challenges of Affordable Housing on Public Lands	The Journey Back: Housing After Homelessness or Incarceration	Untapped Solutions to Address Both the Supply & Affordability Challenges
1:45 - 2:30	<b>Governor Spencer Cox</b> Refreshments		
2:30 - 3:45	Housing as First Responder: Designing for Dignity, Healing, & Joy	13 Things to Know About Navigating a Development Project - The Baker's Dozen	Resident Wealth Creation
<h2>State Legislative Update</h2> <p>Steve Waldrip, Advisor for Housing Strategy and Innovation, Dave Damschen, Utah Housing Corporation Cameron Diehl, League of Cities &amp; Towns, Wayne Niederhauser, Utah Homeless Coordinator Christina Oliver, Housing and Community Development Division Director</p>			
5:15pm	<h2>Opening Reception</h2> 		



# 2024 Utah Housing Matters

## Tuesday's Agenda

### Tuesday, September 10th

7:30 am 9:30 am	<b>7:30 Registration</b> 8:30 Suzi Craig - Mental Heath America			
	Interlaken	Grindelwald	Davos	St. Moritz
9:45 am 11:00 am	Affordable Housing Development for Beginners	Development Opportunities in the IRA and Beyond	Evolution of the HUD Code Home	How can Consumers Maximize their Purchasing Power?
11:15 am 12:30 pm	Tax Credits 101	Underwriting The Deal	Designing High-Density Communities with Modular & Manufactured Housing	Cultivating Communities
	<b>Networking Lunch</b>			
2:00 pm 3:15 pm	OWHLF & PAB Application & Underwriting	Workforce Housing Tools & Resources	Growing Community Through Agriculture	Innovative Approaches in Housing Provision
3:45 pm 5:00 pm	<b>"For the Love of Housing"</b> Angela Dean, Janice Kimball, Melissa Jensen, Kristy Chambers, Rachelle Macur, Claudia Loayza – Facilitator			
5:00 pm 7:30 pm	Reception			

### Wednesday, September 11th

7:30 am 9:00 am	<b>Breakfast</b> 8:00 - Jan McInnis -Comedian & Keynote Speaker			
	Interlaken	Grindelwald	Davos	St. Moritz
9:15am 10:30 am	Federal Funding & Environmental Reviews	Medicaid Housing Related Services & Supports Program	Working with Landlords for the Win	Maximizing Legislative Funding for Housing Solutions
11:00 am 12:15 pm	Are You Ready for New LIHTC Compliance Requirements?	With this Partnership I thee Wed	Navigating the Lender's Insurance Requirements	Land Grants, Trusts, & Deed Restrictions
12:15 am 2:15 pm	<b>"Second Chances"</b> Kelly Colopy, Noella Sudbury, Jayme Walters, Jess Lucero Tony Milner – Facilitator			