LET’S CELEBRATE 15 YEARS
OF THE HOMES WITHIN REACH CONFERENCE!

November 18–20, 2019
at the Hilton Harrisburg

Presented by the
Housing Alliance of Pennsylvania
The Hilton Harrisburg

November 18–20, 2019

First Floor
Located Left of Lobby
Commonwealth Room

KEY
- Exhibit Areas
- Meals Area
Welcome to Homes Within Reach 2019.
Thank you for being here.

Consent to Use Images and Share Information
Please note that photographs and video are taken during the conference. These images may be used in Housing Alliance marketing materials, the Housing Alliance website, and other products relating to the Housing Alliance of Pennsylvania. By attending the conference, you consent to the possibility of your image being used in Housing Alliance-related materials.

Homes Within Reach Conference Code of Conduct
The Housing Alliance of Pennsylvania is dedicated to providing a harassment-free conference experience for everyone, regardless of gender, gender identity and expression, sexual orientation, disability, physical appearance, body size, race, age or religion. We do not tolerate harassment of conference participants in any form. Sexual language and imagery is not appropriate for any conference venue, including talks. Conference participants violating these rules may be sanctioned or expelled from the conference without a refund at the discretion of the conference organizers.

Harassment includes, but is not limited to:
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- Sexual images in public spaces;
- Deliberate intimidation, stalking, or following;
- Harassing photography or recording;
- Sustained disruption of talks or other events;
- Inappropriate physical contact;
- Unwelcome sexual attention;
- Advocating for, or encouraging, any of the above behavior.

Room Overcrowding
Workshop sessions at the conference are non-ticketed, and seats in session rooms are available on a first-come, first-served basis. So, please plan ahead and have 2-3 choices in each time-frame in case one of your choices is full. If there is a workshop session you really want to attend, get there early to ensure you have a seat!

Housing Alliance staff try to schedule popular topics and speakers in rooms large enough to accommodate potential demand, but it is not always possible to anticipate actual attendance. If a room is truly overcrowded, with no more seats available, Housing Alliance staff and Hilton Hotel personnel must follow local fire regulations and may have to ask participants to leave the education session room.
## Conference Schedule At-a-Glance

### Monday, November 18

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<tr>
<th>Time</th>
<th>Event</th>
<th>Location</th>
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<tr>
<td>10:30 AM – 5 PM</td>
<td>Registration Open</td>
<td>Presenter Check-In</td>
</tr>
<tr>
<td>NOON – 8:30 PM</td>
<td>Affinity Group Summits</td>
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<tr>
<td>NOON – 1:45 PM</td>
<td>Affinity Luncheons and Programs</td>
<td>Harrisburg Ballroom</td>
</tr>
<tr>
<td>1:45 – 2:15 PM</td>
<td>Networking Break</td>
<td>Harrisburg Ballroom Lobby</td>
</tr>
<tr>
<td>2:15 – 3:30 PM</td>
<td>Workshop Session Block A</td>
<td>Various Locations</td>
</tr>
<tr>
<td>3:30 – 4</td>
<td>Networking Break</td>
<td>Harrisburg Ballroom Lobby</td>
</tr>
<tr>
<td>4 – 5:15 PM</td>
<td>Workshop Session Block B</td>
<td>Various Locations</td>
</tr>
<tr>
<td>5:15 – 6:30 PM</td>
<td>Welcome Reception</td>
<td>PA Ballroom and Strawberry Arcade</td>
</tr>
<tr>
<td>6:30 – 8:30 PM</td>
<td>Affinity Dinner Programs</td>
<td>Harrisburg Ballroom</td>
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### Affordability Housing
- **The Current State of LIHTC and the Proposed Affordable Housing Credit Improvement Act**
- **House Rent Blues: Innovative Eviction Prevention Strategies in Pennsylvania**
- **Taking Land Banks to the Next Level: How to Organize Statewide to Provide More Resources for Land Banks**
- **No Ifs, ands, or Butts.... Lessons Learned from the Implementation of a Smoke-Free Policy**
- **Landlord-Tenant Basics**
- **Making the First Move: Tips for Engaging with Health and Hospital Systems**
- **Building Local Government Support for Affordable Housing**
- **From Brownfields to Greenfields and All the Environmental Stops Along the Way**
- **Building Land Trust Homeownership: Case Studies Across PA**
- **Advancing LGBTQ Equity in Homelessness Services and Beyond**
- **Making Choices: Poverty Simulation - An Interactive Learning Experience**
- **Federal & State Agency Single Family Affordable Housing Mortgage Update**
- **Building Capacity, Confidence and Your Career**

### Health & Homelessness
- **Building Health: A Health System’s Role in Supporting Affordable Housing & Ending Homelessness**
- **Lessons Learned from Implementing the Hi-Five Program**
- **Making First Move: Tips for Engaging with Health and Hospital Systems**
- **Roundtable on Conservatorship**
- **Community HealthChoices - Lessons Learned and Implications for Housing Providers**
- **Community Health Needs Assessments: What Housers Should Know**
- **Legislator panel: How the Legislature is Working to Defeat Blight**

### Blight
- **Taking Land Banks to the Next Level: How to Organize Statewide to Provide More Resources for Land Banks**
- **How to Organize Statewide to Provide More Resources for Land Banks**
- **How the Legislature is Working to Defeat Blight**
- **Building Capacity, Confidence and Your Career**

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### Continuing Education Credits Available

Full participation at the conference may be applicable for Continuing Legal Education credits (CLE) for those in the legal community and Continuing Education Units (CEU) for social workers. General information and instructions are available at the Registration table. Please see a Housing Alliance staff person.
### Tuesday, November 19

#### Registration Open | Presenter Check-In
7:30 AM – 4:30 PM
Harrisburg Ballroom Lobby

#### Breakfast Program: Making Connections
7:45 – 9:30 AM
Harrisburg Ballroom

#### Workshop Session Block C
9:45 – 11 AM
Various Locations

<table>
<thead>
<tr>
<th>Session</th>
<th>Title</th>
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<tbody>
<tr>
<td>C1: BRADY</td>
<td>How to Create a Loan Fund Designed to Provide Affordable Repair Loans for Homeowners</td>
</tr>
<tr>
<td>C2: BRIDGEPORT</td>
<td>Resources for Thoughtful Rural Development</td>
</tr>
<tr>
<td>C3: HARRISBURGER A/B</td>
<td>A Collaborative Cohort of Funding Closers</td>
</tr>
<tr>
<td>C4: LELAND</td>
<td>The Proof is in the Pudding: System Performance Measures</td>
</tr>
<tr>
<td>C5: METRO A</td>
<td>New Code Changes Impact on Affordable Housing Funding</td>
</tr>
<tr>
<td>C6: METRO B</td>
<td>Using Code Enforcement to Reduce Blight</td>
</tr>
<tr>
<td>C7: NEW GOVERNOR</td>
<td>Permanent Housing for Survivors of Domestic Violence</td>
</tr>
<tr>
<td>C8: PENN HARRIS A/B</td>
<td>Advocacy Made Easy – Get to Know Your Elected Officials</td>
</tr>
<tr>
<td>C9: US BOARDROOM</td>
<td>Shared Housing as an Approach to Homelessness Prevention</td>
</tr>
<tr>
<td>C10: WILLIAM PENN BOARDROOM</td>
<td>Prescription Home Repair: Innovations in Treating Childhood Asthma</td>
</tr>
</tbody>
</table>

#### Networking Break
11 – 11:45 AM
PA Ballroom and Strawberry Arcade

#### Workshop Session Block D
11:45 AM – 1 PM
Various Locations

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<thead>
<tr>
<th>Session</th>
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<tbody>
<tr>
<td>D1: BRADY</td>
<td>Declaring War on Nuisance &amp; Blight in Downtown</td>
</tr>
<tr>
<td>D2: BRIDGEPORT</td>
<td>Effectively and Cost Efficiently Meeting Environmental Regulations in Affordable Housing</td>
</tr>
<tr>
<td>D3: LELAND</td>
<td>Looking for Landlords in All the Right Places</td>
</tr>
<tr>
<td>D4: HARRISBURGER A/B</td>
<td>Ending Youth Homelessness</td>
</tr>
<tr>
<td>D5: METRO A</td>
<td>Right to Return: A Case Study of Choice Neighborhoods Initiative East Liberty Tenant Relocation</td>
</tr>
<tr>
<td>D6: METRO B</td>
<td>Taking a Collaborative Approach to Assessing the Housing Needs of Older Adults</td>
</tr>
<tr>
<td>D7: NEW GOVERNOR</td>
<td>The Path to Homeownership</td>
</tr>
<tr>
<td>D8: PENN HARRIS A/B</td>
<td>Housing First Advanced</td>
</tr>
<tr>
<td>D9: US BOARDROOM</td>
<td>Medical Respite – The Intersection of Health and Housing</td>
</tr>
<tr>
<td>D10: WILLIAM PENN BOARDROOM</td>
<td>Bethlehem Blight Study – Using Data to Drive Community Improvement</td>
</tr>
</tbody>
</table>

#### Luncheon Program: Telling our Story
1 – 2:45 PM
Harrisburg Ballroom

#### Networking Break
2:45 – 3:30 PM
PA Ballroom and Strawberry Arcade

#### Massage Stations Open
2:45 – 7 PM
Multiple Locations

#### Workshop Session Block E
3:30 – 4:45 PM
Various Locations

<table>
<thead>
<tr>
<th>Session</th>
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<tbody>
<tr>
<td>E2: BRIDGEPORT</td>
<td>It Takes a Village: How to Engage Community Stakeholders in Addressing Tangled Titles</td>
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<tr>
<td>E3: HARRISBURGER A/B</td>
<td>Closing the Feedback Loop: Using Real-Time Evaluation to Improve a Rapid Rehousing Program</td>
</tr>
<tr>
<td>E4: LELAND</td>
<td>Moving On: Partnering with Housing Authorities to Get System Flow</td>
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<tr>
<td>E5: METRO A</td>
<td>Expanding Long-term Housing Affordability Through Limited-equity Cooperative</td>
</tr>
<tr>
<td>E6: METRO B</td>
<td>811 Rental Assistance: Latest Updates and Promising Practices</td>
</tr>
<tr>
<td>E7: NEW GOVERNOR</td>
<td>Making Special Places: Long-Term Planning and Aligning Resources for Community Revitalization</td>
</tr>
<tr>
<td>E8: PENN HARRIS A/B</td>
<td>Meet and Greet with Author of “Making the Case”, Dr. Tiffany Manuel</td>
</tr>
<tr>
<td>E10: WILLIAM PENN BOARDROOM</td>
<td>Breathing New Life into Older Neighborhoods</td>
</tr>
</tbody>
</table>

#### Networking Reception with Exhibitors
4:45 – 6:30 PM
PA Ballroom and Strawberry Arcade

#### Dessert and Scholarship Raffle
6:30 – 7 PM
PA Ballroom and Strawberry Arcade

### Wednesday, November 20

#### Registration Open | Presenter Check-In
7:30 – 9:00 AM
Harrisburg Ballroom Lobby

#### Breakfast Buffet
8 – 8:30 AM
Harrisburg Ballroom Lobby

#### Closing Program: The Health Implications of Homelessness and the Lack of Affordable Housing & Awards Presentation
8:30 – 11 AM
Harrisburg Ballroom
### Special Thanks to Our Sponsors and Exhibitors

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Celebrating 15 years of the Homes Within Reach Conference
### Exhibitors

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<td>Hunt Capital Partners</td>
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<td>AmeriHealth Caritas PA Community Health Choices</td>
<td>Harkins Builders</td>
<td>Kitchen &amp; Associates</td>
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<td>BFW Group</td>
<td>High Swartz LLP</td>
<td>Law Offices of Dermot F. Kennedy</td>
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<td>Caldwell, Heckles &amp; Egan, Inc.</td>
<td>Innova Services Corporation</td>
<td>MaGran Associates</td>
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<td>Interior Resources USA LLC</td>
<td>The Michaels Organization</td>
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<td>Kramer+Marks Architects</td>
<td>Mullin &amp; Lonergan Associates, Inc.</td>
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<td>Land Services USA, Inc.</td>
<td>O Z Collaborative (formerly BWA)</td>
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<td>LeFevre Funk Architects Inc.</td>
<td>PIRHL</td>
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<td>McDonald Building Company LLC</td>
<td>Poppel Law LLC</td>
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<td>RDL Architects, Inc.</td>
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<td>Nikolaus &amp; Hohenadel, LLP</td>
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<td>Northwest Bank</td>
<td>Real Property Research Group, Inc.</td>
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<td>Orkin Pest Control</td>
<td>Reno &amp; Cavanaugh PLLC</td>
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<td>Performance Systems Development</td>
<td>Rothschild Doyno Collaborative</td>
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<td>RBC Capital Markets</td>
<td>SEK, CPAs &amp; Advisors</td>
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<td>Red Stone Equity Partners</td>
<td>Sota Construction Services, Inc.</td>
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<td>REPSG, Inc.</td>
<td>State Street Advisors</td>
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<td>RGS Associates, Inc.</td>
<td>Stratford Capital Group</td>
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<td>SA Architects</td>
<td>Trehab</td>
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<td>UGI Save Smart Programs</td>
<td>Upstreet Architects, Inc.</td>
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<td>United States Department of Housing and Urban Development (HUD)</td>
<td>WinnCompanies</td>
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Acknowledgments

The Homes Within Reach Conference is an event of the Housing Alliance of Pennsylvania. It is made possible by the work of volunteers who give generously of their time to plan the program, and reach out to all sponsors and presenters one at a time. It would not happen without their generous donation of time and talent. We cannot thank them enough.

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- WRT
Mike Koprowski is the National Campaign Director for the National Low Income Housing Coalition. Mike comes to NLINHC from Dallas, TX where he most recently worked as the executive director of Opportunity Dallas, an organization focused on building local coalitions to promote greater economic mobility by tackling concentrated poverty and segregation through housing policy. Prior to Opportunity Dallas, Mike was the chief of transformation and innovation in the Dallas school system, where he led the development and execution of the district’s Public School Choice initiative focused on socioeconomic school integration. Prior to his career in education and housing, he served in the U.S. Air Force, where he was the chief of intelligence for an F-15E fighter squadron while it was deployed to Afghanistan. He holds degrees from the University of Notre Dame, Duke University, and Harvard University.

Dr. Tiffany Manuel is the President and CEO of TheCaseMade, a public benefit corporation dedicated to helping leaders powerfully and intentionally make the case for systems change. In this role, Dr. Manuel works with hundreds of passionate social change leaders, changemakers and innovators around the United States who are building better, stronger communities that are diverse, equitable and inclusive. By aligning their community stakeholders around the kind of deep systems changes that can improve population outcomes, these leaders are able to grow their impact, scale their programs, and harness the investments they need to improve their communities.

Dennis Culhane is the Dana and Andrew Stone Professor of Social Policy at the School of Social Policy and Practice at The University of Pennsylvania. Culhane is a nationally recognized social science researcher with primary expertise in the field of homelessness. He is a leader in the integration of administrative data for research and directs Actionable Intelligence for Social Policy (AISP), an initiative that promotes the development of integrated data systems by state and local governments for policy analysis and systems reform. His homelessness work has positioned him as an early innovator in the use of administrative data for research and policy analysis, particularly for populations and program impacts that are difficult to assess and track. Culhane’s work has resulted in federal legislation requiring all cities and states to develop administrative data systems for tracking homeless services in order to receive HUD funding. His work has also been instrumental in a national shift in how cities address chronic homelessness and family homelessness. Culhane recently worked with colleagues in Boston, LA County, and NYC to complete a multi-site study on the emerging crisis of aging homelessness using linked administrative data.

Tara Breitsprecher serves as deputy secretary of Governor Wolf’s Office of Policy & Planning. In her role, Tara serves as lead between the Governor’s Office and the policy offices of the Pennsylvania departments of Health, Human Services, Insurance, Drug and Alcohol Programs, and Aging. Prior to joining the Governor’s Office, Tara was the policy director for the Pennsylvania Department of Human Services. Tara holds her bachelor’s in social work from Messiah College and her master’s in social work from the University of Pennsylvania.

Barbara B. Gray is senior vice president of Highmark Health’s Social Determinants of Health team. In this role, Ms. Gray collaborates with leaders from across the Highmark Health enterprise to address the conditions in which people are born, grow, live, work, and age. Under Ms. Gray’s leadership, the Social Determinants of Health Team is working on issues that include combating the opioid crisis, reducing frequent emergency department visits by addressing the underlying causes, improving transportation options for patients, championing policies that improve social determinants, supporting Allegheny Health Network’s Center for Inclusion Health, and collaborating with community members on a grass-roots project to improve health and well-being.

Teresa Miller has served as Secretary of the Department of Human Services (DHS) since August 2017. In her time at DHS, Miller has focused on collaborating across agencies to advance Governor Wolf’s health innovation and workforce development agendas, overseeing the successful launch of managed care for long term care services, and supporting efforts to address social determinants of health such as food security and housing. Prior to leading DHS, Miller served as Pennsylvania’s Insurance Commissioner beginning in January 2015. As Insurance Commissioner, Miller prioritized increasing the Insurance Department’s consumer protection, outreach, and education efforts. Before coming to Pennsylvania, Miller held positions at the federal Centers for Medicare and Medicaid Services, where she worked on implementation of the Affordable Care Act. Miller also previously served as the administrator of the Oregon Insurance Division. Miller received her J.D. from Willamette University College of Law, and her B.A., magna cum laude, from Pacific Lutheran University.
Celebrating 15 years of the Homes Within Reach Conference

**Detailed Agenda**

**Monday, November 18**

*Agenda and presenters subject to change without notice*

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<tr>
<th>Time</th>
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<td>10:30 AM – 5 PM</td>
<td>Registration Open</td>
<td>Presenter Check-In</td>
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<td>NOON – 8:30 PM</td>
<td>Affinity Group Summits</td>
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<td>NOON – 1:45 PM</td>
<td>Affinity Luncheons and Programs</td>
<td>Harrisburg Ballroom</td>
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**AFFORDABLE HOUSING**

**The Current State of LIHTC and the Proposed Affordable Housing Credit Improvement Act**

Learn about and ask questions regarding the latest trends in LIHTC including ways to maximize your credit and potential barriers. We will also discuss the proposed federal Affordable Housing Credit Improvement Act and the proposed State Housing Tax Credit, how they could impact LIHTC and pair with LIHTC as we know it, and how to advocate for them.

**PRESENTED BY:**

Spencer Singer- Vice President of Originations, PNC Financial Services Group, Laura Northup- Principal, Mullin & Lonergan Associates Inc., Andrew Haines- Executive Vice President, Gatesburg Road Development

**HOMELESSNESS**

**House Rent Blues: Innovative Eviction Prevention Strategies in Pennsylvania**

Since the release of Matthew Desmond’s groundbreaking book *Evicted: Poverty and Profit in the American City*, communities throughout the nation have been re-doubling their efforts to address eviction as a root cause of homelessness. This panel will spotlight promising practices in Pennsylvania, including research, court-based interventions and the integration of eviction prevention into homeless crisis response Coordinated Entry Systems.

**PRESENTED BY:**

Gale Schwartz- Associate Director, Policy & Strategic Initiatives, Housing Alliance of Pennsylvania, Jason D. Alexander- Principal & Co-Founder, Capacity for Change LLC, Mitchell Little- Executive Director, Office of Community Empowerment and Opportunity, City of Philadelphia

**BLIGHT**

**Taking Land Banks to the Next Level: How to organize statewide to provide more resources for land banks**

Come to learn from Gina Paradis how the New York Land bank association works with land banks to advocate for resources. Recently, as a result of land bank advocacy, the New York state attorney general awarded $9 million to deal with “zombie” properties.

**PRESENTED BY:**

Presented by: Winnie Branton, Principal- Branton Strategies, LLC, Gina Paradis- Executive Director, Chautauqua County Land Bank

**SESSION TOPIC KEY**

- **AHD**: AFFORDABLE HOUSING, DEVELOPMENT
- **BLB**: BLIGHT & LAND BANKS
- **HLS**: HOMELESSNESS
- **HOW**: HOMEOWNERSHIP
- **H&H**: HEALTH & HOUSING
### Workshop Session Block A

**A1** 
**No Ifs, Ands, or Butts....Lessons Learned from the Implementation of a Smoke-Free Policy**

BRADY  
This session will feature presenters that have experience in the implementation of a smoke-free policy in affordable housing developments. Keys to effective implementation will be discussed as well as overcoming typical issues encountered in the implementation of a smoke-free policy including, but not limited to, documenting violations, reasonable accommodation, and prevailing before a Magisterial District Justice.

**PRESENTED BY:**  
Diana T. Myers- Senior Vice President, Diana T. Myers and Associates, Inc., Helen Kelly MPA- Associate- Diana T. Myers and Associates, Inc., Jo Raff- Director of Property Management, Community Basics, Inc., Joel A. Johnson- Executive Director, Montgomery County Housing Authority

**A2** 
**Landlord-Tenant Basics**

BRIDGEPORT  
Responsible property management and tenancy benefits the whole community. Most landlords want to be fair and most tenants are responsible neighbors. We will incorporate landlord and service provider perspectives on the components of a successful lease and strategies to address common challenges in these relationships. In addition, get an overview on the subtle differences in tenants’ rights based on housing subsidy.

**PRESENTED BY:**  
Lelah Geibel- Property Manager, Housing Authority of the County of Butler, Andrew Menchyk- Partner, Stepanian & Menchyk, Matthew Rich- Mid Penn Legal Services, Kim Dolan- Staff Attorney, Regional Housing Legal Services

**A3** 
**Familiar Faces: Lessons Learned from Implementing the Hi-Five Program**

HARRISBURGER A/B  
Does your community see the same people cycle in and out of homelessness, jail/prison or hospitals? If so, come learn about promising data-driven approaches that are working in urban, suburban, and rural communities such as the Frequent Users Systems Engagement (FUSE) model helping to identify and serve the most vulnerable in Philadelphia.

**PRESENTED BY:**  
Brian McShane- Senior Program Manager, Corporation for Supportive Housing, Joy V. Walters, MSW- Philadelphia Department of Behavioral Health and Intellectual Disabilities, Robertta Cancellier- Deputy Director, Philadelphia Office of Homeless Services, John Boyd- Consultant

**A4** 
**Making the First Move: Tips for Engaging with Health and Hospital Systems**

LELAND  
The intersection around health and housing has spurred new opportunity for collaborations between the two systems, but new partners are struggling to gain traction. Health sector partners will provide advice on how housing providers can approach hospitals, health systems, and managed care organizations to build lasting new partnerships.

**PRESENTED BY:**  
Robert G. Shipp III, PhD, BSN, RN, NEA-BC- The Hospital and Healthsystem Association of Pennsylvania, Annette M. Fetchko RN, MHA- Service Line Director-Strategy, Allegheny Health Network, Brian Rahmer- Enterprise Community Partners

**A5** 
**Passive House is a Win Win Win:**  
**Saving money on construction, improving health and financial security for residents**

METRO A  
Building owners and project teams want to build ultra-low energy and ultra-high indoor air quality multi-family buildings without paying a premium in the cost of construction. The purpose of this workshop is to lay out the evidence and strategy to achieve that goal. From the perspective of an experienced team of an architect, developer and building performance advocate, attendees will learn how to plan and deliver a high performing building that ensures equal access to low utility bills and healthy indoor air quality.

**PRESENTED BY:**  
Beth Eckenrode- Principal, AUROS Group, Craig Stevenson- President, AUROS Group, Laura Nettleton- Architect, Thoughtful Balance, Paul Grahovac, Lead AP. Vice President, Business Development, Build SMART, LLC
A6 Building Local Government Support for Affordable Housing

This session will discuss strategies local housing organizations and developers can use to build partnerships and support for affordable housing in local communities with municipal officials.

PRESENTED BY:
George Klaus- Chair, South Central Assembly, James Shultz- Franklin & Marshall College, Mike Kearney- President & CEO, Mullin & Lonergan Associates, Bonnie Zehler- Valley Housing in Chambersburg

A7 Roundtable on Conservatorship

The Abandoned and Blighted Property Conservatorship Act, also known as Act 135, authorizes the court appointment of a third party - the conservator - to take possession of an owner’s property and make repairs to bring it up to code. In this session, hear from practitioners and policymakers about the latest developments in conservatorship, including recent court decisions and legal challenges. Panelists will offer insights on the impact of Act 135 and recommendations for improving the process.

PRESENTED BY:
Winnie Branton- Principal, Branton Strategies, LLC, Judy Berkman- Senior Counsel, Regional Housing Legal Services, Kendall Pelling- East Liberty Development, Inc., Bernardino Allegretti- Innova Development

A8 Community HealthChoices - Lessons Learned and Implications for Housing Providers

Community HealthChoices (CHC) is a relatively new managed care program in Pennsylvania that serves eligible elderly and disabled individuals. CHC is about to roll out its 3rd and final phase of implementation to then cover the entire state; find out what the Managed Care Organizations have learned from phases 1 and 2 and the implications of Community HealthChoices for housing providers.

PRESENTED BY:
Andrea L. Mannino- Senior Advisor Policy and Practice, Housing Alliance of Pennsylvania, Kathleen Mullin- Housing Initiatives Director, LTSS, AmeriHealth Caritas Family of Companies, Ashley Mancine- Manager, Housing Strategy, UPMC, Felicia M. Alexander- Social Determinants of Health Community Specialist, PA Health & Wellness

A9 From Brownfields to Greenfields and All the Environmental Stops Along the Way

Have you ever dreamed of redeveloping that vacant lot or derelict building at the perfect location in your community, but just don’t know where to start? Tackling all the environmental issues at a property can seem overwhelming, but with some knowledge and the right team it is possible to turn that Brownfield into a Greenfield. From the idea to reality, we will discuss the steps necessary to bring Brownfield sites back into productive use for the community.

PRESENTED BY:
Laura Eosso-REPSG, Inc., Maria N. Gonzalez- President/CEO, HACE, B. Scott Zuckerman- Principal, Domus Construction, Stephanie Branche- US EPA

A10 Housing Alliance Legislative Agenda: 2020 Update

Get all details on the Housing Alliance Legislative Agenda for the upcoming year.

PRESENTED BY:
Levana Layendecker- Deputy Director, Housing Alliance of Pennsylvania, Peter Kaplan- Policy Committee Chair, Housing Alliance of Pennsylvania Board of Directors, Joseph Felice- Regional Administrator, United States Department of Housing and Urban Development (HUD)

3:30 – 4 PM Networking Break

Harrisburg Ballroom Lobby
4 – 5:15 PM  Workshop Session Block B Various Locations

BI  Housing for All: Inclusionary Zoning Across Pennsylvania  
BRADY  
Inclusionary zoning is increasingly being used by municipalities across the country to produce affordable housing and mitigate displacement by requiring new private development projects to provide a percentage of affordable housing. This session will focus on inclusionary zoning’s key elements and then highlight communities in Pennsylvania that are in different phases of adopting local inclusionary zoning policies. Attendees will hear lessons learned from Allentown, Pittsburgh, and State College in both the technical and practical aspects to passing and implementing local inclusionary zoning policies.

PRESENTED BY:  
Dave Breingan- Executive Director, Lawrenceville United, Maureen H. Safko- Senior Planner, State College Borough, Ce-Ce Gerlach-Allentown School Board, Allentown City Council Democratic Nominee

B2  Getting Tough on Blight: Addressing Bad Actors Who Take Advantage of Tax Sales  
BRIDGEPORT  
Learn how counties are using pre-registration to address anonymous LLC’s that take advantage of tax sales and do not maintain properties. We will also discuss how the legislature plans to address this issue statewide.

PRESENTED BY:  
Levana Layendecker- Deputy Director, Housing Alliance of Pennsylvania, Stacy A. Phile- Director, Berks County Tax Claim Bureau, Mary Beth Dougherty- Office of Senator David Argall (R - Berks and Schuylkill)

B3  Out of the Box, Off of the Queue: Utilizing Creative Outreach Services and Non-Traditional Community Partners Through the Coordinated Entry System  
HARRISBURGER A/B  
Learn how bringing the front door of the CoC to the most vulnerable people experiencing homelessness can increase ease of access, while also driving unique approaches to serving subpopulations like Veterans, Transition Aged Youth, and those who are Chronically Homeless. We will also explore the benefits of engaging non-traditional agencies and organizations as CES partners, using light-touch services and creative case-conferencing to devise solutions for those low-acuity households who will likely never make it into a subsidized program.

PRESENTED BY:  
Erin Lee MSW Candidate- Intern, Housing Alliance of Pennsylvania, Chris Kapp- Coordinated Entry Regional Manager, Cumberland County Housing and Redevelopment Authority, Gabriel Krivosh- Program Supervisor, Allegheny Link, Allegheny County Department of Human Services

B4  The Intersection of Homelessness and the Opioid Crisis  
LELAND  
Pennsylvania is overwhelmed by the opioid epidemic. This workshop will discuss the need for partnership and out-of-the-box service provision to make a significant difference to the impacted individuals and families. In addition, providers from both urban and rural areas will share challenges and lessons learned that can be utilized in any community by providers across the spectrum of housing.

PRESENTED BY:  
Lyndsay Burrick- Southwestern Pennsylvania Human Services, Matt Tice LCSW- Director of Clinical Services, Pathways to Housing PA

B5  Community Land Trust Homeownership: Case Studies Across PA  
METRO A  
This session will educate participants on the basics of community land trusts, the positive outcomes for CLT homeowners, and the mechanics of CLT mortgage loans. Panelists will discuss 3 community land trusts across the state and their lender partnerships. It will cover the details of CLT mortgages and homeownership finance, homeowner outcomes, a CLT’s continuous community engagement, and frequently asked questions about the model.

PRESENTED BY:  
Ed Nusser- Interim Executive Director, City of Bridges CLT, Nora Lichtash- Executive Director, Women’s Community Revitalization Project, Lynda Wargo- Wesbanco, Colleen Ritter- State College CLT
Celebrating 15 years of the Homes Within Reach Conference

**B6 Advancing LGBTQ Equity in Homelessness Services and Beyond**

Interpreting and addressing the unique needs of LGBTQ persons experiencing homelessness has been a challenge for many coordinated entry systems. To this end, Your Way Home is currently leading a LGBTQ Community Engagement Project to identify and recommend ways in which human service systems across the county can be more inclusive in system design, better understand unmet needs, and inform tangible ways to improve service delivery and outcomes for LGBTQ youth, adults and seniors.

**PRESENTED BY:**
Blair Dawson- Program Office of Housing and Community Development, Montgomery County Department of Health and Human Services, Dianna McFadden- Your Way Home LGBTQ Community Advocate for Engagement Project, Melissa Buckminster-President, Montgomery County LGBTQ Business Council , Zee Cee- Pride Program Coordinator, Valley Youth House

**B7 Making Choices: Poverty Simulation - An Interactive Learning Experience**

The poverty simulation experience provided by Tri County Community Action is designed to help participants begin to understand what it might be like to live in a typical low-income family trying to survive from month to month. It is a simulation, not a game. The object is to sensitize participants to the realities faced by low-income people.

**PRESENTED BY:**
Michelle Liggett- Self-Sufficiency Case Manager, Tri County Community Action, Natasha Woods- Case Management Manager, Tri County Community Action

**B8 Community Health Needs Assessments: What Housers Should Know**

As part of the Affordable Care Act, tax-exempt hospitals are required to create a hospital community health needs assessment every three years to address the critical health needs of the community it serves. Come and learn how to get a seat at the table and what can be done to elevate housing in the assessment.

**PRESENTED BY:**
Robert G. Shipp III, PhD, BSN, RN, NEA-BC- The Hospital and Health System Association of Pennsylvania, Garrett O'Dwyer- Philadelphia Association of Community Development Corporations

**B9 Federal & State Agency Single Family Affordable Housing Mortgage Update**

This session will provide basic concepts, updates on affordable housing programs and single-family mortgages provided by PHFA, HUD, USDA Rural Development

**PRESENTED BY:**
George Klaus- South Central Assembly, Mike Levine- Department of Housing and Urban Development, Dave Corwin- Housing Programs Director, USDA Rural Development Pennsylvania, Coleen Baumert- Director of Homeownership Programs, Pennsylvania Housing Finance Agency

**B10 Building Capacity, Confidence and Your Career**

Women in PA play a variety of roles in bringing affordable housing to communities throughout Pennsylvania. Join leaders in the field as they discuss their role in ensuring a home within reach and a place at the table for women to lead and be part of this important effort.

**PRESENTED BY:**
Angela Steele, Deputy Director of Project Management, NewCourtland Elder Services, Jeanine Dankoff, Esq.- Partner, Berman Indicator LLP, Imani Hamilton- Founder, Finance by Faith LLC, Elaine Magil- TCAM Asset Management
AFFORDABLE HOUSING

The Looming Loss of Affordability Requirements – Tackling Affordability Preservation

With a quarter of all LIHTC units reaching their 30 year mark between 2020 and 2029 and with several 40-year HUD mortgages reaching the end of their lives, preservation is an extreme concern, especially in strong real estate markets. Come and join the conversation to learn about areas of greatest risk, approaches being used to maintain/renew affordability, and submit your questions regarding preservation.

PRESENTED BY:
Dayle R. Dalling, CPA- Manager, Novogradac & Company, LLP, Michael Polite- Founder & CEO, Catalyst Communities, Sue McPhedran-Director of Development, Mission First Housing, Carolyn Placke- Housing Program Officer, Philadelphia LISC, John N. Nunnery- Senior Vice President, PNC Bank

HEALTH | HOMELESSNESS

Building Health: A Health System’s Role in Supporting Affordable Housing & Ending Homelessness

Health System can be powerful partners in advancing system change to improve quality of and expand the supply of safe, healthy, and affordable housing. Join us as we spotlight health examples from Pennsylvania and around the country on how housers and Health Systems are addressing needs across the continuum of housing to improve health and foster vibrant neighborhoods.

PRESENTED BY:
Kevin Progar- Project Analyst, UPMC Insurance Services Division, Stephen B. Brown MSW LCSW- Director of Preventative Emergency Medicine, University of Illinois Hospital and Health Sciences System, Brian M. Rahmer, PhD, MS- Vice President, Health and Housing, Enterprise Community Partners

BLIGHT

Legislator panel: How the legislature is working to defeat blight

This bi-partisan legislator panel, moderated by Sen. Argall, will review active bills to fight blight. We will discuss the substance of the bills and their prospects in the legislature. Come find out what we can to do fight blight this legislative session.

PRESENTED BY:
Senator David Argall (R - Berks and Schuylkill), Senator Judy Ward (R - Blair, Cumberland, and Franklin), Representative Thomas Caltagirone (D - Berks), Representative Austin Davis (D - Allegheny)

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Detailed Agenda

7:30 AM – 4:30 PM  Registration Open | Presenter Check-In  Harrisburg Ballroom Lobby

7:45 – 9:30 AM  Breakfast Program  Harrisburg Ballroom

INTRODUCTION AND WELCOME BY: Phyllis Chamberlain- Executive Director, Housing Alliance of Pennsylvania

Making Connections

Do you know what the majority of voters in Pennsylvania think about affordable housing and what priority they place on the issue? National Low Income Housing Coalition did a poll to learn all about voter attitudes toward housing. Learn the surprising facts about voter support for affordable housing and how you can connect to voters to be better advocates for housing and housing programs.

PRESENTED BY: Mike Koprowski, National Campaign Director, National Low Income Housing Coalition

9:45 – 11 AM  Workshop Session Block C  Various Locations

C1 How to Create a Loan Fund Designed to Provide Affordable Repair Loans for Homeowners

BRADY

Low- and moderate-income homeowners face challenges when applying for home improvement loans. Learn how Philadelphia and Pittsburgh are creating financing opportunities for these homeowners allowing them to improve the health and safety in their homes and, in some cases, meet HUD housing quality standards to increase the number of units eligible for Section 8 housing vouchers.

PRESENTED BY: Gregory Heller- Executive Director, Philadelphia Redevelopment Authority, Jessica Smith- Director of Housing Opportunity Fund, Urban Redevelopment Authority of Pittsburgh

C2 Resources for Thoughtful Rural Development

BRIDGEPORT

This workshop will explain the wide array of loan and grant funding that both builds and revitalizes rural communities offered at the federal and state levels. Explanation and guidance will assist non-profits, public bodies, and lending institutions in understanding how these programs can aid in performing their missions to revitalize rural communities.

PRESENTED BY: Dave Corwin- Housing Programs Director, USDA Rural Development Pennsylvania, Kathy Possinger- Director for the Center for Community and Housing Development, Pennsylvania Department of Community and Economic Development

C3 A Collaborative Cohort of Funding Closers

HARRISBURGER A/B

The complex work of closing a tax credit development can easily suffer from delays that can frustrate the developer and the funding sources. Coordination between the investor, PHFA, bridge lender, third party reviewers and everyone’s legal counsel is a daunting task that requires careful organization. This session will help developers understand the process of funder approvals and the endless due diligence checklists that each project must complete. After a brief overview of the closing process the panel will hold a Q&A session.

PRESENTED BY: Matthew Keen- Diamond & Associates, Michelle R. Yarbrough Korb- Buchanan Ingersoll & Rooney PC, Blanca Ramirez- Vice President, Hudson Housing Capital, Kelly Wilson- Pennsylvania Housing Finance Agency

C4 The Proof is in the Pudding: System Performance Measures

LELAND

HLS

To address homelessness, communities are taking a coordinated approach, moving from a collection of individual programs to a community-wide response that is strategic and data driven. Join us as we discuss what system performance measures communities are using to demonstrate success and inform how systems allocate resources, services, and programs.

PRESENTED BY: Suzanne Wagner- Principal, Housing Innovations
C5  **New Code Changes Impact on Affordable Housing Funding**

**METRO A**

The new PA building codes mean big changes for how project teams design and build affordable housing. What are the implications on achieving green certifications, rebates and low-income housing tax credits? Learn all about how your next project can comply with codes while maximizing funding opportunities.

**PRESENTED BY:**

Laila Coelho Reilly- Client Relations Manager, Magrann Associates, Emma Raymont- Magrann Associates, Wade Ramberger- Pennsylvania Housing Finance Agency

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C6  **Using Code Enforcement to Reduce Blight**

**METRO B**

Learn how to use code enforcement to systematically eradicate blight. We will review best practices, tools, and tips from experts with experience in municipalities around the state.

**PRESENTED BY:**

Winnie Branton- Principal, Branton Strategies, LLC, Timothy J. Witt, Esquire- Watson Mundorff & Sepic, LLP, Amrinder Singh- Code Enforcement Manager & Building Code Official, Municipality of Norristown

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C7  **Permanent Housing for Survivors of Domestic Violence**

**NEW GOVERNOR**

This workshop will highlight domestic violence programs in Pennsylvania that are assisting survivors obtain and maintain stable and safe housing. Both rural and urban examples of innovative permanent housing for survivors will be discussed. Lessons learned and promising practices will be shared.

**PRESENTED BY:**

Maria Williams- Sr Housing Specialist, Pennsylvania Coalition Against Domestic Violence, Jean Riddle Collins- Executive Director, Huntingdon House, Mae-Ling Kranz, MPA- Chief Operations Officer, Transitions of PA, Erin Gillette- Supervisor, Residential Services, Alle-Kiski Hope Center

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C8  **Advocacy Made Easy – Get to Know Your Elected Officials**

**PENN HARRIS A/B**

We have all heard that legislative advocacy is vital to our industry, but it can be a daunting task. This session will make the process easier by providing insight into how congressional offices function and how to best build relationships with legislators and their staff. Staffers from the offices of Senator Toomey and Senator Casey will provide unique perspectives that will help you become a more effective advocate.

**PRESENTED BY:**

Allison Karakis- Government Relations Manager, FHLBank Pittsburgh, Robert J. DeSousa- State Director, Office of U.S. Senator Pat Toomey (R-PA), Sandra Garcia- Office of U.S Senator Bob Casey (D-PA)

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C9  **Shared Housing as an Approach to Homelessness Prevention**

**US BOARDROOM**

This workshop will outline an innovative approach to preventing homelessness by utilizing existing housing. The Shared Housing Program formalizes the co-residence of two individuals who are experiencing housing instability—the (typically) older homeowner who is struggling to afford to remain in their housing and the home-seeker who is experiencing homelessness or in need of affordable housing. This solution creates affordable, permanent housing for those in our community who struggle with the high housing costs.

**PRESENTED BY:**

Matrie Johnson, MS- Director of Programs, Home of the Sparrow, Larisa Yusko- SHARE Housing Counselor, Pike County Department of Aging, Ryan Lohman- Pike County Department of Aging

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C10  **Prescription Home Repair: Innovations in Treating Childhood Asthma**

**WILLIAM PENN BOARDROOM**

A very important part of asthma management is identifying triggers—and then trying to stay away from them. But what happens when the triggers are in the walls, floors, and/or the roof of the home you live in? Learn how different healthcare providers are using home repair along with other supportive services as treatment for children living in low-income communities where the asthma rates are highest.

**PRESENTED BY:**

Gale Schwartz- Associate Director, Policy & Strategic Initiatives, Housing Alliance of Pennsylvania, Tyra Bryant-Stephens MD- Director and Founder, The Community Asthma Prevention Program, The Children’s Hospital of Philadelphia, Alan Sisco- Chief Operating Officer, Rebuilding Together Pittsburgh
D1 Declaring War on Nuisance & Blight in Downtown
BRADY
How to utilize collaborative efforts to bring life to downtown areas. The Declaration House Project took the most blighted property in the Borough of Denver and, with the partnership of three nonprofits, built a $3.6M building complex, housing 10 families, a healthcare facility, social services hub and retail space all within a 3 year period.

PRESENTED BY:
Mayor Rod Redcay- Denver, PA, Ray D’Agostino- Chief Executive Officer, Lancaster Housing Opportunity Partnership

D2 Effectively and Cost Efficiently Meeting Environmental Regulations in Affordable Housing
BRIDGEPORT
There are a lot of environmental boxes to check when structuring your deal. We will discuss common environmental regulations and how to respond to them when preparing your applications for LIHTC, PennHomes, and PHARE funds. We will also look forward to new developments in environmental requirements and how to prepare for them.

PRESENTED BY:
Laura Eosso- Principal, REPSG, Inc., John Randolph- Development Principal, The Ingerman Group, Matthew Keen- Diamond & Associates, Dina Schlossberg-Deputy Director/ Senior Attorney, Regional Housing Legal Services

D3 Looking for Landlords in All the Right Places
LELAND
No matter what community you live in, landlords are critical partners in ending homelessness. Please bring your struggles and solutions to this special Landlord Engagement peer learning session facilitated by Housing Locators from Allegheny and Bucks County. Together we will share and learn from one another the promising practices and incentives working to unlock quality housing opportunities for clients with the highest barriers for housing.

PRESENTED BY:
Gale Schwartz- Associate Director, Policy & Strategic Initiatives, Housing Alliance of Pennsylvania, Jennifer McAteer- Bucks County Opportunity Council, Regina Mungo- Housing Navigator, Allegheny County Department of Human Services

D4 Ending Youth Homelessness
HARRISBURGER A/B
An overview of the scope of youth homelessness nationally and in Pennsylvania will be provided. This panel will discuss key aspects and models related to providing housing programming to Transition Age Youth (TAY). Specific topics will include developing and implementing TAY housing programs from the ground up and an overview of models. Panel members will discuss key cultural and philosophical aspects of TAY housing programs and how “nuts and bolts” may vary across urban, suburban, and rural areas. Finally, approaches to funding and sustainability will be addressed.

PRESENTED BY:
Bill Motsavage- Valley Youth House, Ciarra Karnes- Staff for One by One- Western PA CoC, Diana T. Myers & Associates, Britanny Garner, LMSW- Associate Director, Rural, Point Source Youth

D5 Right to Return: A Case Study of Choice Neighborhoods Initiative East Liberty Tenant Relocation
METRO A
In October 2016, the Pittsburgh neighborhoods of Larimer and East Liberty received the catalytic Choice Neighborhoods Initiative Grant. The $30M grant is spurring massive development including redevelopment of 155 units of project based housing, along with 200 new affordable and market rate units. This panel will outline the person-centered approach that resulted in the successful relocation of 155 households, the ongoing support each received, and the process and outcomes when it came time for the families to return.

PRESENTED BY:
Malik Bankston- Consultant, Chris Shea- Pittsburgh Choice Neighborhoods Implementation
**D6**  
**Taking a Collaborative Approach to Assessing the Housing Needs of Older Adults**

As the population and housing stock continues to grow older, many older adults require critical safety modifications and repairs to enable them to safely and comfortably age in place. Working with occupational therapists, a social worker and an established group of community partners, NeighborWorks NEPA has identified a collaborative approach to addressing the needs of older adults who want to continue to age in their homes and communities.

**PRESENTED BY:**  
Mary Endrusick, LSW- Aging in Place Coordinator, NeighborWorks Northeastern Pennsylvania, Jason Kavulich- Lackawanna County Area Agency on Aging, Dr. Marlene Morgan- The University of Scranton

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**D7**  
**The Path to Homeownership**

The path to homeownership has many important steps. This workshop will focus on the importance of partnerships between lenders and housing agencies that help first-time homebuyers obtain a clear path towards homeownership. We will profile how the housing agencies and lenders work hand in hand by properly educating the homebuyer on credit, budgeting, affordability, and innovative financing options with the end result being a consumer who can comfortably qualify for their financing and impact their community in a positive way.

**PRESENTED BY:**  

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**D8**  
**Housing First Advanced**

To end homelessness communities must quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Come and take a deep dive on the fundamentals of housing first and get the latest updates on implementation of this model.

**PRESENTED BY:**  
Suzanne Wagner, Principal- Housing Innovations

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**D9**  
**Medical Respite – The Intersection of Health and Housing**

The Bethlehem Haven Medical Respite Program is a collaboration between the Allegheny Health Network and its Center for Inclusion Health, Bethlehem Haven, Pittsburgh Mercy, UPMC Hospital Division and the UPMC Health Plan. Bethlehem Haven’s Medical Respite Program provides short-term residential housing coupled with post-acute medical and supportive social services to manage an individual’s recovery from illness or injury. The Bethlehem Haven Medical Respite Program demonstrates what organizations can accomplish when they find creative ways to collaborate to meet the needs of a vulnerable, homeless population.

**PRESENTED BY:**  
Matthew Cotter, MSW- Pittsburgh Mercy, Annette M. Fetchko- Allegheny Health Network, Dr. Sharon R. Higginbothan, PhD- Chief Operating Officer, Bethlehem Haven, Sharon Mackall RN MSN ACM- Director of Care Management and Capacity, UPMC Mercy

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**D10**  
**Bethlehem Blight Study – Using Data to Drive Community Improvement**

The City of Bethlehem recently completed a year-long blight analysis for the city. Using various data sets, the city is now able to target efforts towards neighborhoods where interventions make the most sense. Physical improvements to buildings are key, but the city is also implementing various ordinances and utilizing other legal tools to enhance their code enforcement and blight remediation efforts in concert with community partners.

**PRESENTED BY:**  
Alicia Miller Karner- City of Bethlehem, Karen L. Black- May 8 Consulting, Emily Dowdall, Policy Director- Reinvestment Fund Policy Solutions, Amy Burkhart- City of Bethlehem
**Detailed Agenda**

**Tuesday, November 19**

*Agenda and presenters subject to change without notice*

1 – 2:45 PM  **Luncheon Program: Telling our Story**  
**Harrisburg Ballroom**

**Telling our Story**

At last year’s conference, everyone said they wanted to hear more from Dr. Tiffany Manuel, so we brought her back! Dr. Manuel’s new book, “Making the Case” brings together all of her years of research on how to be our own best advocates to keep affordable housing at the top of every decision maker’s to do list.

**PRESENTED BY:**  
Dr. Tiffany Manuel, President & CEO of The Case Made

2:45 – 3:30 PM  **Networking Break**  
**PA Ballroom and Strawberry Arcade**

2:45 – 7 PM  **Massage Stations Open**  
**Multiple Locations**

3:30 – 4:45 PM  **Workshop Session Block E**  
**Various Locations**

**E1**  
**Pennsylvania’s Reentering Citizens: Plans and Practices**

*BRADY*  
Pennsylvania’s reentrants face many barriers to self-sufficiency including access to safe, decent and affordable housing. Without housing, many experience homelessness and face higher rates of recidivism and return to correctional institutions. This session will showcase reentry housing efforts at the local, state and federal levels including plans, promising practices and successful initiatives.

**PRESENTED BY:**  
Ben J. Laudermilch- Housing Director, Pennsylvania Department of Corrections, Bruce Quigley- Housing Authority of the County of Union, Thomas Coyne- The Council of State Governments Justice Center, Juanita Edrington-Grant- CRAM, Inc.

**E2**  
**It Takes a Village: How to Engage Community Stakeholders in Addressing Tangled Titles**

*BRIDGEPORT*  
Thousands of Pennsylvanians live in homes with “tangled titles” – like a family home they inherited or a home they entered into a rent-to-own agreement to buy. They continually run into barriers when trying to access programs and benefits available only to homeowners. This workshop will explore how “tangled title” efforts in Philadelphia and more recently in Allegheny County have engaged a variety of stakeholders to keep Pennsylvanians in their homes and create access to crucial homeowner programs.

**PRESENTED BY:**  
Kelly Gastley- Philadelphia VIP, Peter B. Lewis- Partner, Pittsburgh Pro Bono Alliance Tangled Title Project

**E3**  
**Closing the Feedback Loop: Using Real-time Evaluation to Improve a Rapid Rehousing Program**

*HARRISBURGER A/B*  
A key part of becoming an effective housing-focused Rapid Rehousing provider is collecting the right data and using it to examine outcomes. Presenters will discuss how they utilized data from two pilot RRH projects to improve programs and adjust procedures to “meet clients where they are at” and help them retain permanent housing.

**PRESENTED BY:**  
Sandra Guillory- Philadelphia Director, DePaul USA, Sara Shuman PhD, MPH- Assistant Professor of Public Health, La Salle University, Greg Barchuk- Data Manager, Your Way Home, Montgomery County Department of Health & Human Services
E4 Moving On: Partnering with Housing Authorities to Get System Flow

It is an emerging a HUD priority that those households that are stable be exited out of the homelessness service system as soon as possible. Housing Authorities are the necessary partner in ensuring those households in permanent supportive housing (PSH) that are stable but simply are not earning enough are connected to long-term subsidy and units. Come and hear about communities that have established “moving on” programs and get an overview on how to set up this program, the benefits to all involved and the right people needed at the table to establish such a program.

PRESENTED BY:
Suzanne Wagner- Principal, Housing Innovations, Danielle Dorais- Housing Locator, Housing Authority of Chester County, Ashley Moses- Housing Authority of Chester County

E5 Expanding Long-Term Housing Affordability Through Limited-Equity Cooperative

In an era of rapidly rising housing costs, preserving existing affordable rental housing stock is increasingly challenging. Land trusts are being used to provide permanent affordability for new housing constructed on deed restricted land, but don’t address existing buildings. The focus of this workshop will be on conversion of two types of existing affordable rental buildings that are prime candidates for cooperative housing, buildings with expiring tax credits and older “naturally occurring affordable rental housing” with deferred maintenance, to maintain affordability in neighborhoods in advance of gentrification converting those buildings to high rent units.

PRESENTED BY:
David Feldman- President, Right-Sized Homes, LLC & DFA Consulting, Mark Levin- Chief Counsel, Regional Housing Legal Services, Annette Medford- Board President, Philadelphia Area Cooperative Alliance

E6 811 Rental Assistance: Latest updates and promising practices

The lack of safe, decent, affordable housing often prevents low-income Pennsylvanians with disabilities from living in the community. Instead, these individuals live in skilled nursing facilities, congregate care settings, or are at risk of entering such a setting due to housing instability or homelessness. The DHS, PHFA, and their partners at SDHP and in the community have been making strides in providing affordable housing to these individuals through the Section 811 PRA program. Learn about the program’s implementation to date, challenges, and promising practices for communities with 811 resources.

PRESENTED BY:
Beth Ellis- Executive Housing Coordinator, Pennsylvania Department of Human Services, Kristen Nangle- Program Administrator, Pennsylvania Housing Finance Agency, Samantha Volbruth- Self-Determination Housing of Pennsylvania, Inc.

E7 Making Special Places: Long-Term Planning and Aligning Resources for Community Revitalization

Learn how to develop a long-term plan and create partnerships to undertake a neighborhood-driven and sustainable community development plan. Join NeighborWorks Northeastern Pennsylvania, United Neighborhood Centers of NEPA, and the Wells Fargo Regional Foundation as they share their approach and strategy for place-based revitalization work in two of Scranton’s key neighborhoods.

PRESENTED BY:
Jesse Ergot- President & CEO, NeighborWorks Northeastern Pennsylvania, Todd Pousley- Neighborhood Revitalization Manager, NeighborWorks Northeastern Pennsylvania, Lisa Durkin- President & CEO, United Neighborhood Centers, Lauren M. Mikus-Program Officer and Community Relations Consultant, Wells Fargo Regional Foundation

E8 Meet and Greet with author of “Making the Case,” Dr. Tiffany Manuel

Come meet Dr. Manuel and purchase a signed copy of “Making the Case.” Tiffany will be available to discuss her book and other parts of her research on how to make housing a priority in the public discourse.
Top 10 Strategies for Making Homes Healthier through Integrated Pest Management

Healthy Home Program Managers, Affordable Housing Managers and landlords can improve pest control and occupant health in affordable housing by teaching everyone who works and lives in housing to use Integrated Pest Management (IPM). By changing their approach to pest management, participants can kill the pests, protect the people and preserve the budget. Resources for training and program implementation will be discussed.

Presented by:
Jayne Windham- Sr Consultant, Northeastern IPM Center Cornell University, Dion Lerman- Penn State University

Breathing New Life into Older Neighborhoods

Many of our towns and 3rd class cities are facing insurmountable challenges in municipal finances, poverty, and blight as populations decline, tax bases shrink, and pensions rise. 10,000 Friends of PA and DON Enterprise are successfully collaborating with local governments and others to revitalize neighborhoods and generate positive economic impact in the City of New Castle, an Act 47 community. Presenters will highlight keys to success through effective community planning and successful collaborative partnerships with residents, land banks, government and neighborhood organizations to eliminate blight, expand green space, and increase homeownership.

Presented by:
Stacie Reidenbaugh- President & CEO, 10,000 Friends of Pennsylvania, Diana J. Kerr- Owner, Community Development Consulting, Tom Hardy- 10,000 Friends of Pennsylvania, Court Hower- Executive VP of Comm. Res. And Dev., DON Services, Inc., Amy B. McKinney- Director and Fair Housing Officer, Lawrence County Planning and Community Development

Networking Reception with Exhibitors
PA Ballroom and Strawberry Arcade

Dessert and Scholarship Raffle
PA Ballroom and Strawberry Arcade

Make sure to visit our raffle tables! All proceeds raised during Homes Within Reach contribute to a Scholarship Fund to benefit Homes Within Reach Attendees in 2020. This year, we had over 75 people apply for 35 scholarship slots. The more we raise, the more people we can assist!
### Wednesday, November 20

*Agenda and presenters subject to change without notice*

<table>
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<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>7:30 – 9:00 AM</td>
<td>Registration Open</td>
<td>Presenter Check-In</td>
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<tr>
<td>8 – 8:30 AM</td>
<td>Breakfast Buffet</td>
<td>Harrisburg Ballroom Lobby</td>
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<tr>
<td>8:30 – 11 AM</td>
<td>Closing Program &amp; Awards Presentation</td>
<td>Harrisburg Ballroom</td>
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#### The Health Implications of Homelessness and the Lack of Affordable Housing

Housing is recognized as a social determinant of health, meaning that housing and the neighborhood in which we live has been shown to have more impact over health outcomes than care received in an institutional setting. Join us as we hear from Dennis Culhane, Professor of Social Policy at the University of Pennsylvania, who will share his startling research on how the aging of the homeless population will significantly increase nursing facility utilization and cost. He will be joined by a panel featuring Teresa Miller, Pennsylvania’s Secretary of the Department of Human Services and Tara Breitsprecher, Deputy Secretary of Policy and Planning for Governor Tom Wolf who will share current and future initiatives to more comprehensively address housing as a social determinant of health in Pennsylvania.

**Presented by:**

Dennis Culhane, Professor of Social Policy at the University of Pennsylvania, Teresa Miller, Pennsylvania’s Secretary of the Department of Human Services, Tara Breitsprecher, Deputy Secretary of Policy and Planning for Governor Tom Wolf, Barbara Gray- Senior Vice President, Highmark Health

#### Awards Presentation

Celebrating Victories! Join us to celebrate increases to PHARE and outstanding leaders from 2019. Awards will include the Outstanding Legislator Award, Lifetime of Service and Leadership Award, Frontline Leader Award, Leadership Impact Award and the Champion Award.

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Craig Burkley, Director
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Joan Straussman Brandon
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- Market-Rate Rental Housing
- For Sale Market Analysis

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- Service Enriched Seniors Housing
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- Fiscal Impact Analysis
- Economic Impact Analysis

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WITH AFFORDABLE HOUSING LOANS

Community First Fund provides loans to both for-profit and non-profit housing developers to support the development of single family and multi-family affordable housing units. We offer financing for property acquisition, pre-development, construction, and permanent financing.

For more information about Community First Fund, visit www.communityfirstfund.org or call 717-393-2351.

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CSH infuses supportive housing projects with funding and expertise that drive pipelines and progress.

From predevelopment and acquisition loans to New Markets Tax Credits, our products are backed by a deep bench of local and national experts, skilled at tailoring housing solutions that meet the needs of your community.
Innovative project and policy solutions that help create sustainable communities offering decent, safe, and affordable housing for lower-income Pennsylvanians.

Congratulations to the Housing Alliance of Pennsylvania for 15 years of Homes Within Reach Conferences!

Visit www.rhls.org to learn more.
PACDC congratulates the Housing Alliance of Pennsylvania on another successful year!

We also invite you to receive training from PACDC’s Community Development Leadership Institute. Gain hands-on experience and build your organization’s capacity to advance equitable development.

Check it out today: www.pacdc.org/events

Housing Alliance of Pennsylvania

PO Box J, New Florence, PA 15944  www.pahra.org
724-676-4446 or 855-70-PAHRA  kelly@pahra.org

Housing & Redevelopment Authorities
Community Development & Non-Profit Organizations
Working Together With Our Industry Partners to Provide Affordable Housing & Improve Pennsylvania Communities

PACDC
Philadelphia Association of Community Development Corporations

Happy 15th Homes Within Reach Conference!
Thank you to the Housing Alliance for your continual supporting of our organization and the joining us in bridging roles for women within our industry across Pennsylvania!

Please join us at our workshop and Annual Meeting Breakfast on Monday, November 18!
ACTION-Housing congratulates the Housing Alliance of Pennsylvania for another year of outstanding effort, working for a home within reach for EVERY Pennsylvanian.

ACTION HOUSING INC

611 William Penn Place, Suite 800
Pittsburgh, Pennsylvania 19219

ACTION-Housing, Inc. is a non-profit housing development and social service agency serving Southwestern Pennsylvania since 1957. Our mission is to empower people to build more secure and self-sufficient lives through the provision of decent, affordable housing, essential supportive services, asset building programs, and educational and employment opportunities.

www.actionhousing.org

All Out Veteran and NonVeteran Support Group Inc.

telephone
908-619-6491

APM Congratulates the Housing Alliance of Pennsylvania on their 15th Anniversary Homes within Reach Conference

Asociación Puertorriqueños en Marcha (APM) is a Latino-founded health, human services and community development organization whose mission is to help families achieve their greatest potential.

1900 N. 9th Street, Philadelphia, PA 19122
888-APM-5408 • www.apm phil a.org
Community Basics, Inc. is proud to make affordable housing happen. For more than 20 years, we've partnered with municipalities, funders, contractors, and service providers to develop and manage 500+ units in 14 communities throughout Central PA.
is a proud supporter of the 2019 Homes Within Reach Conference.

Federation Housing provides much-needed affordable housing communities and services that empower low-and-moderate-income seniors to live independently and with an enhanced quality of life.

8900 Roosevelt Boulevard
Philadelphia, PA 19115
P. 215.673.6446, TTY-711
federationhousing.org

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SELF-SUFFICIENCY

We offer several signature programs that impact the lives of the residents of our community. These programs include the Environmental Teen Corp., The NetWorth Summit, The Ivy League College Tour & The Harrisburg Promise. Call our Resident Relations Department to learn more about our career, home ownership, and education assistance at 717-443-0834.

HELP USA

is a Proud Supporter of the Housing Alliance of Pennsylvania

www.helpusa.org

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**Spurring reinvestment in communities**

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HUD Secretary Ben Carson

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**Inglis salutes**

The Housing Alliance of PA

for all of their good work to ensure access to safe, decent and affordable housing for low income Pennsylvanians.

**Largest private developers of affordable, fully accessible housing in the region.**

Recent Tax Credit Communities:

- **2019** Inglis Methodist Gardens - 47 units - Philadelphia - in partnership with Methodist Services
- **2017** Pennypack Crossing - 44 units - Northeast Philadelphia - in partnership with Conifer
- **2015** Inglis Gardens at Belmont - 80 units - Philadelphia - in partnership with Regan Development

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HANDS is Northwestern PA's leader in the development and management of multi-family apartment homes for low income families, senior residents, veterans, and adults living with disabilities.

Housing and Neighborhood Development Service (HANDS)
7 East 7th Street, Erie, PA 16501
814-453-3333
www.hands-erie.org

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Housing and Neighborhood Development Service has been lending a HAND to those in need for over 50 years, providing safe, affordable housing in Pennsylvania.

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**HorizonHouse**

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**HOUSING ALLIANCE OF PENNSYLVANIA**

homes within reach conference 2019

www.hhinc.org
Putting homes within reach makes communities stronger.

That’s why we’ve been committed to making quality housing affordable in Allegheny, Washington and Westmoreland counties for three decades, by constructing new homes, renovating older homes and providing free, pre-purchase housing counseling and financial coaching.

And it’s why we’re proud to support the Housing Alliance of Pennsylvania.

Dedicated to building stronger neighborhoods, better homes & brighter futures.

www.leadingagepa.org

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Our mission is to strengthen, empower and advocate for effective local government. Representing Pennsylvania cities, boroughs, townships, home rule communities, and towns that all share The League’s municipal policy interests. Providing legislative advocacy, publications, education and training certification programs, membership research and inquiries, consulting-based programs, and group insurance trusts.

Richard J. Schuettler, Executive Director
800-922-8063 • 717-236-9469
PML.org
Project HOME is a proud sponsor of the 2019 Homes Within Reach Conference and a proud partner of the Housing Alliance of Pennsylvania.

For more information, contact:
Robert Cox
Senior Director, Housing & Commercial Real Estate
215-574-5882 | robert.cox@reinvestment.com

Congratulations to Homes Within Reach on its 15th year!

Human interest compounded daily.

Reinvestment Fund is a national mission-driven financial institution that creates opportunity for underserved people and places through partnerships. We marshal the capital, analytics, and expertise necessary to build strong, healthy, and more equitable communities.

For more information, contact:
Robert Cox
Senior Director, Housing & Commercial Real Estate
215-574-5882 | robert.cox@reinvestment.com

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The State College Community Land Trust is proud to support the Housing Alliance of Pennsylvania and 2019 Homes Within Reach Conference

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- Free posting in the Housing Alliance weekly newsletter of your job listings or new/events

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**REGISTRATION IS NOW OPEN**

REGISTRATION CLOSES ON DECEMBER 13 – SPACE IS LIMITED

FULL DETAILS ARE AVAILABLE ON OUR WEBSITE AT:

https://tinyurl.com/HAPA-RHDFP-CERT2020