

NeighborWorks® America Symposium

A New Era in Affordable Housing: Investing for Impact in Sustainable Communities

Philadelphia, PA • August 18, 2010 • 8:30 am - 4:00 pm

8:30 – 9:45 am

OPENING PLENARY

Liberty Ballroom, 3rd Floor

Welcome Kenneth D. Wade, *CEO, NeighborWorks America*
Keynote Address Angela Blackwell, *Founder and CEO, PolicyLink*
Commentator Eric Belsky, *Managing Director, Joint Center for Housing Studies, Harvard University*

10:00 – 11:30 am

SITUATION ROOMS (Concurrent Sessions)

SESSION A INVESTING IN HOUSING AS INFRASTRUCTURE *Liberty Ballroom, 3rd Floor*
Ownership matters in the delivery of affordability and social impact. Consider a proposal for investing in the organizations that provide these returns.

White Paper David Smith, *Chairman, Recap Real Estate Advisors*
Moderator Thomas Bledsoe, *CEO, Housing Partnership Network*
Discussants Amy Anthony, *Executive Director and President, Preservation of Affordable Housing*
Lisa Hall, *Executive Vice President and Chief Lending Officer, Calvert Foundation*
Jackie Khor, *Managing Director, Imprint Capital Advisors*
Daniel Letendre, *CDFI Lending & Investing Executive, Bank of America*

SESSION B DESIGNING AFFORDABILITY AS INFRASTRUCTURE *Salon H, 5th Floor*
Cities are key investors in housing through land planning and local subsidy. Hear lessons from success at designing in affordability so that communities can be sustainable. How can we invest in replicating success?

White Paper Emily Talen, *PhD, Professor School of Sustainability, Arizona State University*
Moderator Jennifer Hurley, *Principal, Hurley Franks & Assocs. Board Member, Congress for New Urbanism*
Presenters **Designing in affordability – lessons from success**
Lee Cochran, *CFO, Charlotte Mecklenberg Housing Partnership*
Rick Goodemann, *CEO, Southwest Minnesota Housing Partnership*
Michael Johns, *General Manager, Program Development and Design, Philadelphia Housing Authority*
Joe Keeper, *Director, Housing & Real Estate Development, Native American Connections*
Johns Welsh, *Director Multifamily Division, AHC Inc.*

Discussants Kurt Creager, *Executive Director, Stardust Center for Affordable Homes and Family*
Peter Fallon, *Planning Commissioner, Arlington County, VA*
James Mitchell, *City Councilmember, City of Charlotte, NC*
First Vice President of the Board, *National League of Cities*
Todd Prafke, *City Administrator, Saint Peter, MN*
Stella Tsai, *Planning Commissioner, City of Philadelphia, PA*

Working Together for Strong Communities



11:30 am – 1:00 pm

LUNCHEON
Salon E, 5th Floor

KEYNOTE ADDRESS

Preston Pinkett III, *Vice President, Social Investments, Prudential Financial Board member, Global Impact Investing Network*

The Opportunity:

Who Are These Impact Investors? Where Does Affordable Housing Fit In?

1:15 – 2:45 pm

AFTERNOON PLENARY
Liberty Ballroom, 3rd Floor

SOCIAL RETURNS OF AFFORDABLE HOUSING

A Thought Experiment – quantifying the social returns of housing

How can understanding these returns influence investor decisions? How do different types of investors respond to this information? What guidance do investors and their advisors have for the affordable housing field?

White Paper

Sara Olsen, Founding Partner, SVT Group

Moderator

Nancy Andrews, CEO, Low Income Investment Fund

Discussants

Lisa Davis, Program Officer, Ford Foundation

Lisa Michelle Galley, Founder and Managing Principal, Galley Eco Capital

Daniel Nissenbaum, COO, Urban Investment Group, Goldman Sachs

Barbara VanScoy, Founder and Senior Portfolio Manager, Community Capital Management

3:00 – 4:00 pm

CONCLUSIONS
Liberty Ballroom, 3rd Floor

THE CHALLENGE AND OPPORTUNITY FOR AFFORDABLE HOUSING

Does affordable housing need to better explain the returns? Are there new Impact Investors we need to reach? What changes do we need to make as an industry to attract these investments? Can we work in with the New Urbanists to build the policy framework needed to incentivize inclusion of affordability?

Moderator

Bill Kelly, President, Stewards of Affordable Housing for the Future

Discussants

Janaka Casper, President and CEO, Community Housing Partners Corporation

Brian Shuman, CEO, Mercy Housing

Commentators

Eric Belsky, Managing Director, Joint Center for Housing Studies

Eileen Fitzgerald, COO, NeighborWorks America