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 & Assoc. 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
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