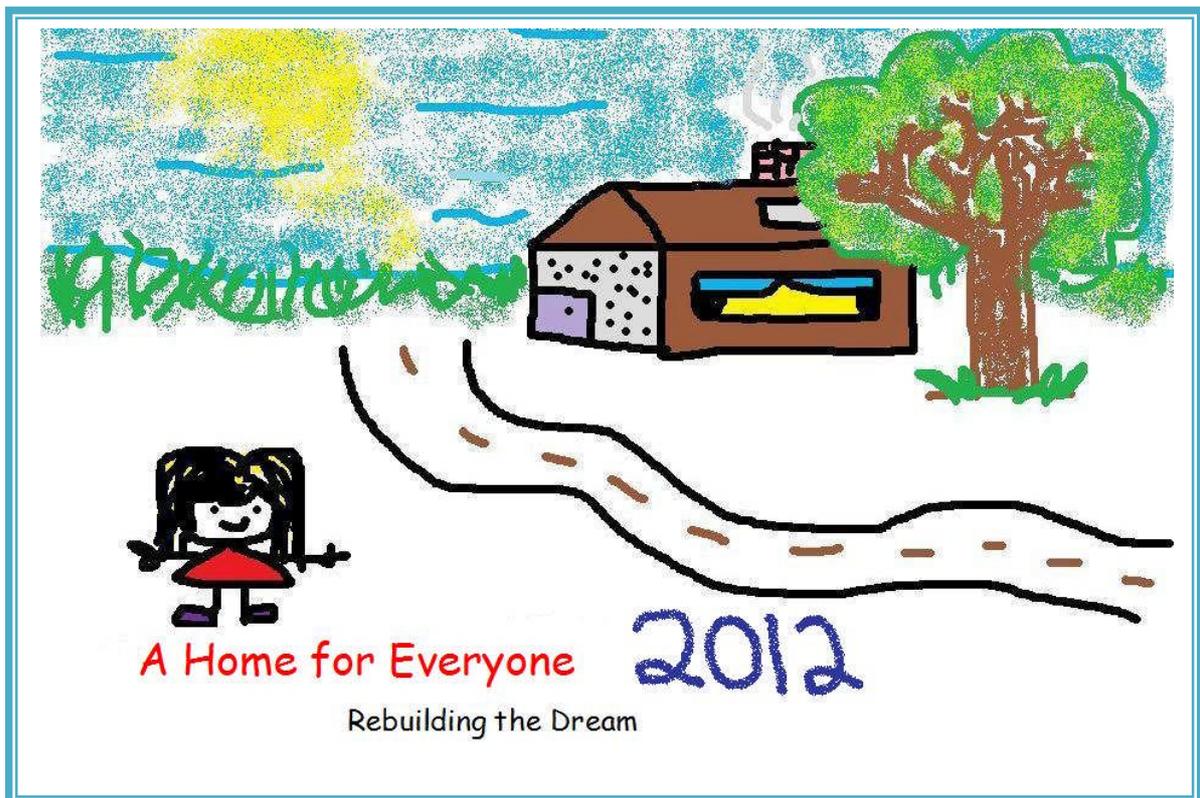


A Home for Everyone 2012: Rebuilding the Dream

July 18-19 2012

**Presented by:
The Wisconsin Collaborative
for Affordable Housing**



The Conference will be held at:
Hyatt on Main
333 Main Street – Green Bay, WI 54301

A HOME FOR EVERYONE 2012: Rebuilding the Dream

The Wisconsin Collaborative for Affordable Housing is pleased to invite you to attend our 16th annual **'A Home for Everyone'** statewide affordable housing conference. This year's conference will be held at the Hyatt-on-Main in Green Bay, Wisconsin on Wednesday and Thursday, July 18th and 19th, 2012.

This year's conference is expanding to a full two day event. This is being done so that we can better accommodate the large number of workshop topics you need, most particularly by including in the content a track of workshops specifically dedicated to the issue of homelessness. We have expanded the conference while keeping registration fees at last year's level, because we know how valuable the conference can be for you and how difficult it is to find the time and resources to break away from your duties to attend.

As always, the **'A Home for Everyone'** conference will provide a great opportunity for you to connect with your peers throughout the state, sharing experiences and innovative ideas on advancing the cause of affordable housing we all hold so dear.

We look forward to seeing you on July 18th and 19th in Green Bay!

For the Wisconsin Collaborative for Affordable Housing
Bob Jones
WISCAP

The Wisconsin Collaborative for Affordable Housing *Collaborative Members:*

Astar Capital Management, Inc.
Baker Tilly, LLP
Balance of State Continuum of Care
Common Wealth Development, Inc.
Dominium Management Services, Inc.
Forward Community Investments, Inc.
Foundation for Rural Housing, Inc.
Gorman & Company, Inc.
Great Lakes Capital Fund
Habitat for Humanity
Housing Initiatives, Inc.
Housing Ministries of American Baptist in Wisconsin
IndependenceFirst
Meridian Group
Movin' Out, Inc.
NeighborWorks – Green Bay
Project Home

U.S. Department of Agriculture – Rural Development
UW Extension
WECC
WI Association of Housing Authorities (WAHA)
WI Coalition to End Homelessness
WI Community Action Program Association (WISCAP)
WI Council for Affordable and Rural Housing (WI-CARH)
WI Council of Churches
WI Department of Administration – Division of Housing
WI Department of Health Services, Division of Public Health
WI Housing & Economic Development Authority (WHEDA)
WI Partnership for Housing Development

Collaborative Liaison:

U.S. Department of Housing and Urban Development
(HUD)

Sponsorship opportunities are available for the "A Home for Everyone" conference ranging from exhibit tables to plenary sponsorships. Please contact Brian Peters at bpeters@independencefirst.org for more information or (866) 909-6917.

**A Home for Everyone 2012:
Rebuilding the Dream
Wednesday, July 18 – Thursday, July 19, 2012**

AGENDA

WEDNESDAY – JULY 18TH

8:00 A.M. – 5:00 P.M. - REGISTRATION

8:00 A.M. – 9:30 A.M. - CONTINENTAL BREAKFAST

9:00 A.M. – 10:30 A.M. - OPENING PLENARY

"Jobs and Housing in Green Bay: An Economic Development Case Study"

A panel of influential public and non-profit community leaders will share their experiences in advancing strategies to strengthen the local economy of Green Bay, with affordable housing as a lynchpin of their efforts.

Presenters: Jim Schmitt, Mayor, City of Green Bay
P. Robert Strong, Planning & Development, City of Green Bay
Noel Halvorsen, NeighborWorks Green Bay

10:45 A.M. – 12:00 P.M. - WORKSHOPS

Just the Facts: Introduction to FHA Multifamily Mortgage Insurance

Rates on FHA-insured mortgages for multifamily rental properties are at historical lows and the demand for FHA-insured loans in Wisconsin is strong. This session will provide a basic introduction to the FHA programs for refinancing existing multifamily properties and for financing new construction of rental properties. Topics will include eligibility for FHA mortgage programs, how to find an FHA lender, the application process, the closing process and what HUD/FHA requires for housing providers once the insured loan is in place.

Presenters: Judy Tucker, Milwaukee HUD Field Office
Michael Furnner, Milwaukee HUD Field Office
Stephen Schultz, Milwaukee HUD Field Office

Getting Accessibility Right: Designing Housing for Disabilities

In the past two decades, great strides have been made in making housing more accessible for people with disabilities, leading to greater and greater integration of people with disabilities into the community. This growth has created a wealth of information available to those struggling with these vital projects. This workshop will discuss some best practices on designs for people with disabilities, as well as examine some common design errors.

Presenters: Thomas Hirsch, Hirsch Group, LLC
Greg Benz, Benz Architecture LTD, LLC

Multifamily Case Studies: Innovations in Creating Communities as Well as Housing Units

In this workshop, affordable housing developers showcase three projects that illustrate the imaginative and careful planning needed to generate stable and sustainable housing for low-income households in both rural (Elven Sted in Stoughton) and urban (Northside Neighborhood, Milwaukee scattered site and Villard Grand Family in Milwaukee) areas.

Presenters: David Porterfield, Movin' Out
Ted Matkom, Gorman & Company, Inc.

Economic Development: The Power of Nonprofits in Wisconsin

In the conversation about creating housing as an engine of economic development, the impact of nonprofits on the local economy is often overlooked. But nonprofit organizations developing and preserving housing create jobs for people in the local economy in both direct and indirect ways. Nonprofits save communities money by providing necessary social services and other important types of assistance. They invest in local communities and make a real economic impact. This session will explore the ways to think about and quantify the impact of nonprofits on the issue of affordable housing in Wisconsin communities.

Presenters: Ray Schmidt, Select Milwaukee
Noel Halvorsen, NeighborWorks Green Bay
Terry Testolin, NHS of Richland County
Ben Williams, Forward Community Investments, Inc.

Attacking Homelessness Through Community: Spotlight on Monroe County

The Southwest Regional Housing Coalition, in conjunction with Monroe County Human Services, works in unity to address homelessness in several creative ways. This workshop will discuss the work that has been accomplished in Monroe County for the homeless.

Presenters: Theresa Burns-Gilbert, Monroe County Housing Authority
Kayha Fox, Couleecap, Inc and Southwest Regional Housing Coalition

12:15 P.M. – 1:45 P.M. – AWARDS AND LUNCH PLENARY

“The Federal Policy Outlook for Housing: 2012 and Beyond”

Mr. Rice, Senior Policy Analyst for the Center on Budget and Policy Priorities in Washington, D.C., will address the status of federal housing policy in this election year and the outlook for such policy in the future. He will analyze the current status of our country’s ‘housing crisis’, actions being contemplated by the Obama Administration and Congress, and the level of priority-status housing currently holds in our national agenda.

Presenter: Doug Rice, Center on Budget and Policy Priorities

We will also honor this year’s **logo contest winner** and present the 2012 recipient of the **Charles M. Hill, Sr. Award for Housing Excellence**.

2:00 P.M. – 3:15 P.M. - WORKSHOPS

Federal Housing Policy: Analysis and Strategies

In this workshop, Mr. Rice, our lunch plenary speaker, will address – in greater detail – the specific funding and programmatic challenges facing support for a robust housing commitment on the federal level and specific strategies to pursue in advancing that commitment.

Presenter: Doug Rice, Center on Budget and Policy Priorities

Rural Housing Spoken Here: Funding Your Housing Needs

The economy and housing market have not been kind in recent years, but rural housing loans, both single family and multi-family, are available and provide a good source of funding for your housing needs. This session will explore several programs available through the USDA Rural Development offices across the state of Wisconsin. Presenters include specialists in single family loans and underwriting, multi-family loans and opportunities along with up-to-date information about current funding for these programs.

Presenters: Russ Kaney, Enterprise Community Partners
Debbie Biga, USDA Rural Development
Brian Hudson, USDA Rural Development

Helping Rehabilitation Dollars Go the Distance

Coordinating weatherization and other energy efficiency efforts with housing rehabilitation is hardly a new concept. With the recent growth in weatherization and energy efficiency awareness in Wisconsin, opportunities for these complimentary activities are greater than ever before. This workshop will explore the many ways in which housing rehabilitation and weatherization can advance each other, as well as taking a look at existing roadblocks. Participants will explore ways weatherization providers, housing rehabilitation programs, and Habitat for Humanity can work together to meet the needs of your communities.

Presenters: Jason Mather, Habitat for Humanity – La Crosse
Kahya Fox, Couleecap, Inc.

Foreclosure: Past, Present and Future

This workshop will cover both the particular impacts of foreclosures and available tools to combat them. Subject matter will cover timelines for foreclosures in Wisconsin, tax and credit consequences of foreclosures, tenant rights, and alternatives to foreclosure. Attendees will also receive information on various tools available to fight and/or mitigate the impact of foreclosures; such as refinancing, loan modification programs, and other alternatives.

Presenter: Nancy Olson, NeighborWorks Green Bay

Integrating HEARTH

Staff from the Wisconsin Department of Administration, Division of Housing will present information on the newly implemented HEARTH Act as it relates to State Bureau of Supportive Housing homeless programs. This workshop will provide attendees with some thought-provoking conversation on integrating HEARTH regulations with a variety of other funding streams, both as it relates to affordable housing and homeless programs. Division of Housing staff will also give a brief overview of homeless programs that they administer.

Presenters: Tanya Iverson, Wisconsin Department of Administration, Division of Housing
Marty Evanson, Wisconsin Department of Administration, Division of Housing

3:45 P.M. – 5:00 P.M. – WORKSHOPS

What's Up Green Bay?

This session is a "must attend" if you plan to take the bus tour on Thursday, highlighting housing and economic development projects in Green Bay. Learn about the neighborhoods, financing, challenges, timelines for development and the populations these projects are meant to serve. Tomorrow's bus tour will be more relevant and enlightening after attending this session.

Presenters: Noel Halvorsen, NeighborWorks Green Bay
Cheryl Renier-Wigg, City of Green Bay
Jeff Mirkes, Downtown Green Bay, Inc. and Olde Main Street, Inc.

A Transformation in Human Services and Collaboration

With our country in the midst of both an economic and social crisis, it is imperative to look at many of our pressing social needs in different ways. This workshop will provide participants with an examination of emerging trends in funding human services and explore how true systems collaboration can work.

Presenter: Chris Napier, Social Solutions

Innovation in an Uncertain Economy: Creative Financing for Affordable Housing

Join experts in affordable housing finance to learn how various sources of financing may be layered and leveraged to meet the ever growing demand for quality, affordable housing in Wisconsin. Topics include the Capital Magnet Fund, USDA pilot projects, historic and low-income housing tax credits, lease-to-purchase program financing, and 501(c)(3) and tax-exempt bonds. The workshop will also cover how to pull together multiple sources of funding, such as Tax Incremental Financing (TIF), HOME, and the Affordable Housing Program (AHP).

Presenters: Don Bernards, Baker Tilly Virchow Krause, LLP
Andrew Turner, Forward Community Investments, Inc.
Wynn Henderson, Southwestern Wisconsin Community Action Program
Debbie Biga, USDA – Rural Development
Brad Masterson, Oshkosh/Winnebago County Housing Authority

The Housing Outlook for 2012-13: State Housing Priorities

The Wisconsin Department of Administration, Division of Housing will update conference attendees on significant changes happening in some of the Division's programs. Topics will include: a significant change in the CDBG program distribution method, which will be done by forming county consortia within the state, with a lead county responsible for the administration of the funds; tighter HOME Program requirements, such as underwriting reviews and documentation; a more stringent method of reporting anticipated from HUD, which will result in a more detailed reporting system from recipients; and consideration for a new method of ranking proposals for the RHD program, using a point scoring system.

Presenters: Oscar Herrera, Wisconsin Department of Administration, Division of Housing
Kate Blood, Wisconsin Department of Administration, Division of Housing
Betty Kalscheur, Wisconsin Department of Administration, Division of Housing
Joanna Schumann, Wisconsin Department of Administration, Division of Housing

Creative Solutions for 'Zero Income' Households

This workshop will present a lively, interactive panel/audience exchange about what happens and what can be done to solve housing problems when there is no income. We will discuss situations with persons that are waiting for disability, recently released prisoners and persons whose unemployment benefits have expired. We will also explore the agency perspective, when agencies are out of funding or when people are ineligible for the available programs.

Presenters: Andrea Bernstein, Hebron House of Hospitality
Anthony Polzin
Sarah Wescott, Corrections Field Supervisor

5:00 P.M. – 7:00 P.M. - RECEPTION

THURSDAY – JULY 19TH

8:00 A.M. – 9:30 A.M. - BREAKFAST BUFFET AND PLENARY

"Tribal Housing: A Unique Vision for Innovation"

A number of innovative housing projects were constructed by Wisconsin Tribes utilizing funding under the American Recovery and Reinvestment Act (ARRA). These projects utilized sustainable construction products as well as various forms of alternative energy such as geothermal and solar. Three Wisconsin Tribes - Ho-Chunk, Oneida and Sokaogon - will discuss their projects and the anticipated energy savings from them.

Presenters: Mark Butterfield, Ho-Chunk Housing and Community Development Agency
Dale Wheelock, Oneida Housing Authority
Jeff Ackley, Sokaogon Chippewa Housing Authority

9:30 A.M. – 12:30 P.M. - SEE THE SIGHTS: OUR ANNUAL CONFERENCE BUS TOUR

Titletown USA also boasts award-winning examples of how local efforts can create and expand affordable housing. Come along for this year's edition of our conference's popular local bus tour and witness some of Green Bay's affordable housing and neighborhood revitalization efforts.

9:45 A.M. – 11:00 A.M. - WORKSHOPS

Talking With Clients Under Stress - Part I

This session provides an overview and demonstration of simple and doable practices which result in more satisfactory outcomes in your encounters with clients. There will be presentations on self-responsibility, good boundaries and very specific skills. This workshop is designed as the introduction to the workshop "Talking With Clients Under Stress – Part II" in the 11:15 a.m. – 12:30 p.m. block.

Presenter: Mary Kay Reinemann, Integral Communications.

Dane County Foreclosure Prevention Taskforce: Lessons Learned

Created in early 2009, the Dane County Foreclosure Prevention Taskforce is an ad-hoc coalition of public agencies, non-profit service providers and other community partners working together to develop sustainable alternatives to foreclosure on a local level. The Taskforce has developed a range of programs, including a bi-monthly legal clinic focused exclusively on foreclosure prevention, the only free legal clinic of its kind in the country. The programs have been well received in the community but the Taskforce has experienced its share of challenges and frustrations along the way. Learn about the successes and challenges of this active and groundbreaking group and how you might implement similar programs in your area.

Presenters: Dan O'Callaghan, Michael Best & Friedrich, LLP
Ellen Bernards, GreenPath Debt Solutions

Budgeting and Credit Tips for Asset Building: A How-To Guide

Participants will learn about budgeting and credit management skills their clients need in order to build financial capability. We will explore an assortment of financial education worksheets, activities, and websites designed to assist individuals in reaching their goals for long-term financial security. These budgeting and credit management resources can be used with renters, first time homebuyers, and previous homeowners looking to improve their creditworthiness.

Presenter: Peggy Olive, UW Extension – Richland County

11:15 A.M. – 12:30 P.M. WORKSHOPS

Talking With Clients Under Stress – Part II

In this interactive session, the follow-up to this morning's Part I, attendees will learn to use a step-by-step procedure to listen skillfully for the meaning behind the words and connect with both their clients and themselves in ways that can lead to increased understanding and cooperation. There will be an opportunity to practice facing a challenging situation and exploring ways to reduce stress around the situation using skills that have been learned.

Presenter: Mary Kay Reinemann, Integral Communication

Protect Your ASHets: Get Ahead of the Emerald Ash Borer

Rental housing assets include the trees on the grounds as well as the buildings, and a comprehensive approach to housing requires attention to all facets. This workshop offers collaborative solutions to a timely and important threat: the Emerald Ash Borer. A certified arborist and a non-profit rental housing asset manager will provide useful and innovative strategies for engaging low-income tenants in identifying and addressing this threat in Wisconsin.

Presenters: Sean Gere, Gere Tree Care, Inc.
Mary Myers, Movin' Out, Inc.

Employer Assisted Housing: A Unique Approach to Address Local Workforce Housing Challenges

This workshop will discuss employer-assisted housing, a unique benefit offered by employers in partnership with governments, non-profit organizations, lenders, and real estate professionals to help employees meet their housing needs, help the employer recruit and retain employees and communities to address their workforce housing challenges. Attendees will hear how homebuyer education, counseling, financial assistance and affordable rental homes are part of an employer-assisted housing program and what is the role of each partner.

Presenters: Holly Moskerintz, National Association of Realtors®
Deby Dehn, WHEDA
Irma Yépez Klassen, Select Milwaukee, Inc.

Gaining Access: Access to USDA Foreclosed Homes and Transitional Housing

USDA Rural Development has a progressive program available to non-profit agencies to lease foreclosed homes for transitional housing. This workshop will discuss the details of the program as well as the properties available for use.

Presenters: Jean Sewell, Southwest CAP
Jane White, USDA Rural Development

12:30 P.M. – 1:30 P.M. LUNCH

1:45 P.M. – 3:00 P.M. – WORKSHOPS

Tribal Housing: Unique Challenges and Opportunities

Housing for tribal members in Wisconsin presents unique challenges and opportunities. These challenges are being addressed in creative and culturally appropriate ways. Three tribal housing directors will share their insights and describe the challenges being met in their communities, educating participants on this important aspect of housing and providing examples for practical use in other areas of the housing field.

Presenters: Mark Butterfield, Ho-Chunk Housing and Community Development Agency
Dale Wheelock, Oneida Housing Authority
Jeff Ackley, Sokaogon Chippewa Housing Authority

Financing Multi-Family Housing: Tax Credit Update

What are the Wisconsin Housing and Economic Development Authority's (WHEDA) scoring priorities as expressed in the Qualified Allocation Plan (QAP) for the next cycle of the Low-Income Housing Tax Credit funding? Will this year be lean or rich in tax credits? How has the HUD Section 811 program been transformed to leverage greater diversity, additional capital, and new operating subsidies in tax credit projects? Senior WHEDA staff will provide timely updates and field your questions.

Presenter: Dave Ginger, WHEDA
David Sheperd, WHEDA

Let's Get Organized: Creating Links Between Housing & Community

Citizen participation is critical to many neighborhood revitalization efforts. Communities get better if neighbors care about the condition of the place they live. This session will explore ways to organize people and create neighborhoods. No matter what the size of your city, getting people involved can only improve communities. You will hear from speakers who have had success doing that very thing.

Presenters: Chelsea Wunnicke, NHS of Richland County
Noel Halvorsen, NeighborWorks Green Bay
Andy Rosendahl, City of Green Bay

The Making of Healthy Homes

Join us in a discussion about HUD's Healthy Homes initiative and what makes a home unhealthy. Information will be presented on HUD Healthy Homes Specialist training and examples provided on what can make an unhealthy home healthy. You will also learn how Healthy Homes funding can be used with other funding sources to maximize resources.

Presenters: Diane McGinnis, Wisconsin Department of Administration, Division of Housing
Brooke Thompson, Wisconsin Division of Public Health

Take Care of Yourself: Self-Care for Homeless Service Providers

As all homeless service providers know, there are a great many stressful situations you can encounter when working with the homeless population. Self-care for providers is an important element in maintaining good working relationships with program participants and for the personal wellness of the provider. This workshop will give attendees strategies on maintaining a healthy balance to avoid burnout and compassion fatigue.

Presenter: Jean Sewell, Southwest CAP

3:15 P.M. – 4:30 P.M. – CLOSING PLENARY

"Fighting Homelessness – and Beyond"

Antonio R. Riley, Regional Administrator for HUD's Region V which encompasses the six Midwest states of Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin will discuss the administration's commitment to ending homelessness and HUD's programs, goals and progress toward that end.



LOGO WINNER
Bao Xiong – Age 12
Southfield Townhouses
Manitowoc, Wisconsin

**WISCAP
1310 MENDOTA ST, #107
MADISON, WI 53714**