

SOUTHERN CONFERENCE ON HOMELESSNESS AND HOUSING

It is my great pleasure to welcome you to the 2024 Southern Conference on Homelessness and Housing. This year's theme, "Building Bridges: Affordable Homes Catalyzing Community Change," speaks to the transformative power of housing, not just as a basic need, but as a catalyst for creating lasting, positive change in our communities.

Throughout this conference, you will hear from leaders, advocates, and innovators who are on the frontlines of making affordable housing a reality for all. Together, we will explore new ideas, share success stories, and build the bridges needed to ensure that every individual and family has a place to call home.

Your presence here reflects a collective commitment to addressing the challenges of homelessness and housing insecurity. Together, we can drive meaningful change that strengthens our communities, empowers individuals, and fosters a brighter future for everyone.

Thank you for being a part of this essential work. Let's make this conference an opportunity to learn, connect, and leave inspired to make a difference.

Welcome once again, and I look forward to what we will accomplish together!

Warm regards,
Rusty Bennett
Executive Director
Southern Conference on
Homelessness and Housing







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### 7:00a-5:00p-Conference Registration

**Grand Foyer** 

### 1:30-3:30p-Opening Plenary

**Emerald ABC** 

### 3:45-5:00p- Breakout Sessions Round #1

See pgs. 8-9 for options

### 7:00a-5:00p-Conference Registration

**Grand Foyer** 

7:00-8:00a- Breakfast Buffet In Partnership with Federal Reserve Bank of Atlanta

**Grand Foyer** 

**8:00-9:30a- Plenary Session** Sponsored by Truist Bank

**Emerald ABC** 

9:45-11:00a- Breakout Sessions Round #2

See pgs. 12-13 for options

11:15-12:30p- Breakout Sessions Round #3

See pgs. 14-15 for options

12:30-2:00p: Lunch (On Your Own)

2:00-3:15p- Breakout Sessions Round #4

See pgs. 16-17 for options

3:30-4:45p- Breakout Sessions Round #5

See pgs. 18-19 for options

5:00-7:00p - Awards Reception

Sunset Deck

### 8:00-8:30a - Coffee Service

**Grand Foyer** 

8:00-9:00a- Brewing Innovation: Overcoming Barriers, Catalyzing

**Bold Ideas** 

Coral A

9:00-10:00a- Breakout Sessions Round #6

See pgs. 22-24 for options

10:30-12:00p- Closing Plenary Brunch

**Emerald AB** 



# For more than 40 years, we've worked toward one mission: to make home and community places of pride, power and belonging.

# Enterprise is proud to sponsor The 2024 Southern Conference on Homelessness and Housing.

### Reagan Maechling

Vice President, Acquisitions Enterprise Housing Credit Investments rmaechling@enterprisecommunity.com 213.787.8238



DAY 1 AGENDA
Building Bridges: Affordable Homes Catalyzing
Community Change

### 7:00a-5:00p-Conference Registration

**Grand Foyer** 

1:30-3:30p-Opening Plenary

**Emerald ABC** 

3:45-5:00p- Breakout Sessions Round #1

See pgs. 8-9 for options

Outdoor Sandcastle Team Building Competition & Drinks 5:30 pm -7:00 pm (weather permitting).

Get ready to unleash your creativity and teamwork!

Join us for an exciting Sandcastle Team Building Competition, where our sponsors will judge which team can build the grandest sandcastle or most creative sand animal. Sand, buckets, shovels, and plenty of fun are all provided—bring your energy and imagination! Teams will be selected randomly to encourage networking and collaboration, allowing you to work with others outside of your original group.

This is an excellent opportunity to meet new people, build connections, and have fun in the sun!

And don't worry—refreshments will be provided to keep the good vibes going. Prizes await the winning teams, so bring your A-game, and let's see who can claim the title of Sandcastle Champion! Dress for the beach!

# Opening Plenary Session: Panel Discussion 1:30- 3:30 PM Wednesday, October 9, 2024

# Connecting the Dots: Tackling Housing Insecurity and Preventing Homelessness Emerald ABC

This plenary will delve into the critical issue of housing insecurity and its direct link to the rising risk of homelessness. We will explore the complex factors that contribute to housing instability—such as economic pressures, policy gaps, and systemic inequities—and examine the innovative, sustainable solutions needed to address them. By connecting the dots between prevention, intervention, and long-term support, we will identify actionable strategies that move beyond short-term fixes, fostering lasting stability and security for vulnerable populations. Join us to rethink the pathways to sustainable housing solutions and help shape a future where everyone has a place to call home.



# Lamar Richards, Senior Director of Advocacy and Community Engagement of CNHED

Lamar Richards is a social architect focused on affordable housing, economic development, and public health. As Senior Director of Advocacy at CNHED in D.C., he leads initiatives on homelessness, housing affordability, and health equity. He created the Community Voices Academy and Resident Engagement Network to train residents in public policy. Lamar's experience includes work with the ACLU, Southern Coalition for Social Justice, and the City of Westland, Michigan. He holds a Bachelor's in Public Policy from UNC-Chapel Hill and a Master's in Government and Policy from Johns Hopkins University.

### Robyn Hyden, Executive Director, Alabama Arise

Robyn Hyden is the executive director of Alabama Arise and its 501(c)(4) affiliate, Alabama Arise Action. A lifelong Alabamian and Vanderbilt graduate, she has worked in community development and fundraising with nonprofits like Alabama Possible and United Way. Since becoming ED in 2018, she has launched initiatives like Cover Alabama, Hunger Free Alabama, and the Worker Power Project. Robyn also co-founded Alabama Forward and served with the League of Women Voters. She lives in Montgomery with her husband, Zac, and is active at First Christian Church.





### Billy Cerullo, Housing Advocacy Organizer, NLIHC

Billy Cerullo, a housing advocacy organizer at NLIHC, works to expand the Coalition's advocacy network and engage federal policymakers. With nearly a decade of experience, he has led successful education and healthcare campaigns and unionization drives with LiUNA. Trained in the PICO and IAF organizing traditions, Billy focuses on social, racial, and economic justice in marginalized communities. He holds a bachelor's in American government from Suffolk University and served two years with AmeriCorps. He's bilingual in English and Spanish.

### **Breakout Session Round #1**

3:45-5:00 PM

Wednesday, October 9, 2024

# Lifting As We Climb: Race, Gender, and Housing Justice Policies in the South Toward Housing Justice 1.25 CE Credits

Room: Emerald C - VIRTUAL SESSION

Presenter: Shuron Jones, National Coalition for a Civil Right to Counsel

'Lifting As We Climb' was the slogan for the National Association of Colored Women who championed rights for Black Southern women [since most Black women were relegated to the South at the organization's founding and until the First Great Migration]. This is what Black women did and still do: forward policies that benefit many parties and peoples. Black women are the one of the most impacted groups affected by housing injustice, and have utilized intersectionality and various other philosophies, strategies, and tactics to struggle for policy change to improve housing and life for all Southerners through policies like tenant right to counsel. Southern Black women have been involved in forwarding sound and robust housing justice policy – we will prove that Black women were and are at the forefront of housing justice work around struggles against eviction. The proposed interactive panel will serve as a historical and contemporary exploration of housing justice policy forwarded by Black women such as tenant right to counsel. The panel will feature Black women directly involved in the struggle for housing justice. Workshop participants will be allowed time for questions and answers, and will also receive post-session resources and guidance to forward their own housing justice campaign. Interactivity with the audience will be in the form of a question and answer period, and an activity at the beginning of the session requiring participants to name Southern Black women activists.

Supported through a collaborative partnership with the United Way of Greater Atlanta

# Tackling Homelessness with Housing Vouchers through the Benefits of a PHA & Continuum of Care (CoC) Merger 1.25 CE Credits

Room: Coral B

Presenter: Dr. Michael C. Threatt, Troy University's School of Social Work & Human Services

The presentation will explain how a collaborative leadership approach led to a strategic partnership between SEACH, LIHCA, Collaborative Solutions, Dothan Housing, and other stakeholders. This partnership developed a 10-year Wiregrass Metro Area Strategic Plan to End Homelessness, focusing on special purpose vouchers (SPV) and SEACH becoming a Continuum of Care (CoC). The presenter will discuss how this collaboration resulted in SEACH becoming a HUD-approved CoC, covering the same five counties as Dothan Housing's Wiregrass Regional Voucher Program.

### **Breakout Session Round #1**

3:45-5:00 PM

Wednesday, October 9, 2024

### Supporting Survivors of Domestic Violence and Human Trafficking through Financial Empowerment 1.25 CE Credits

Room: Emerald AB

Presenters: Amy Barrow, United Way of Greater Atlanta; Ashley Williams, Promise Place

According to the Institute for Women's Policy Research, financial abuse affects a significant number of women who experience physical abuse, with 73% reporting that their abusers forcibly took money from them. Financial abuse, a common tactic in these situations, leaves lasting impacts, such as damaged credit, legal and medical debt, and employment gaps, often driving survivors back to their abusers. By providing cash transfers, these programs help improve survivors' financial stability and reduce the likelihood of returning to abusive environments. This session will introduce nonprofit professionals and others interested in the field to direct cash transfer programs, highlighting their role in empowering survivors of domestic violence and human trafficking. It will also showcase the success of initiatives like United Way's cash transfer program, which supports survivors in rebuilding their financial independence and wealth.

### Connecting Hearts and Homes: Advocacy for Affordable Housing Solutions

1.25 CE Credits

Room: Coral A

Presenter: Vanessa Tate Finney, MPH

Join us for an engaging session titled 'Connecting Hearts and Homes: Advocacy for Affordable Housing Solutions.' Discover tried-and-true advocacy strategies and emerging trends to drive change in your community. Learn how to effectively engage with policymakers, build powerful coalitions, and utilize media to amplify your message. This session will equip you with practical tools to identify key stakeholders, develop actionable advocacy plans, and leverage data to support your efforts. Don't miss this opportunity to enhance your advocacy skills and make a tangible impact on housing and homelessness issues. Let's work together to create a more equitable future!

# DAY 2 AGENDA Building Bridges: Affordable Homes Catalyzing Community Change

# **7:00a- 5:00p- Conference Registration**Grand Foyer

# **7:00-8:00a- Breakfast Buffet**Grand Foyer

In Partnership with Federal Reserve Bank of Atlanta

### 8:00-9:30a- Plenary Session

**Emerald ABC** 

Sponsored by Truist Bank

### 9:45-11:00a- Breakout Sessions Round #2

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See pgs. 16-17 for options

### 3:30-4:45p- Breakout Sessions Round #5

See pgs. 18-19 for options

### 5:00-7:00p - Awards Reception

Sunset Deck

### Plenary Session 8:15-9:30 AM

### Thursday, October 10, 2024

### **Bridging and Belonging**

### **Emerald ABC**

Our vision for the future must be one where we all have what we need not just to survive, but to live fully into our purpose. That future must be a place where we all belong. And that future must be co-created by all of us. Every moment provides an invitation to build bridges to this shared future. Let's begin now.

### Regina Cannon, Arc4Justice

Founder and visionary behind ARC4Justice, Regina has spent over two decades at the forefront of the battle against systemic racial inequities in housing and community support systems. As CEO, Regina has not only steered the organization towards groundbreaking work in embedding racial equity principles within housing policies and practices but has also led national initiatives to reimagine how support systems address the needs of marginalized communities. Her leadership has catalyzed significant changes, making ARC4Justice a beacon for equity-centered transformation. Regina's expertise and dedication have been recognized through various accolades, including her selection as an Annie E. Casey Foundation Fellow, highlighting her as a leading voice in the movement for justice and



# Innovating for Impact: Bold Strategies to Expand Affordable Housing Emerald ABC

Join us for a stimulating brainstorming session focused on tackling the toughest barriers to affordable housing innovation. Through open discussion and idea sharing, we'll work together to identify key obstacles and the factors that can accelerate progress. Whether it's navigating regulatory hurdles, overcoming funding challenges, or sparking community engagement, this session is designed to generate fresh, bold solutions. Bring your creativity, your challenges, and your insights as we map out the path forward to catalyze real change in affordable housing development.



### Kerry Littlewood, Ph.D., MSW, AAJ Research & Evaluation, Inc.

Dr. Kerry Littlewood, Assistant Professor at the University of South Florida, holds a master's (2003) and doctorate (2008) in Social Work from UNC. With over 20 years of experience, she specializes in program evaluation and research on at-risk children, families, and kinship caregivers. Dr. Littlewood has published over 50 studies, including trials like KIN Tech and COMRADE, and her work is recognized by the California Evidence Based Clearinghouse. She focuses on innovating social and healthcare systems through collaboration.



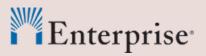
### Breakout Session Round #2 9:45-11:00 AM Thursday, October 10, 2024

# Best Practice Housing Solutions & Preservation and How to Replicate Them in Your Community 1.25 CE Credit

Room: Emerald AB

Presenters: Mariel Risner-Sivley, St. Vincent de Paul; Phil Hunter, Community Restoration Project

This session will explore innovative housing solutions and provide practical tips for addressing homelessness tailored to your community. Key topics include Permanent Supportive Housing (PSH), which is effective for chronically homeless individuals but often misunderstood; Tiny Homes, offering an alternative shelter option that challenges traditional housing models; and Master Leasing and Subsidized Housing, which make housing affordable while improving community health. The session aims to dispel misconceptions about these strategies, highlighting their benefits and providing attendees with actionable insights to improve housing programs and tackle homelessness in their communities.



Motel to Home: Addressing Permanent Housing and Savings 1.25 CE Credit

Room: Coral B

Presenters: Amy Barrow, United Way of Greater Atlanta; Mary Grace King, Frontline Housing

This session will address two major challenges facing families: housing instability and the lack of emergency savings. Many families resort to motels and extended-stay hotels, where high costs prevent them from saving for housing deposits or covering overdue bills, trapping them in a cycle of insecurity. With over 75% of Americans living paycheck to paycheck and lacking sufficient savings, unexpected expenses force difficult decisions between rent and other essentials. The Motel to Home Alliance helps families transition from motels to stable housing by partnering with community agencies and providing financial coaching, savings matching, and a financial empowerment course. In 18 months, the program has housed over 1,000 families and aims to help 1,000 more by 2025. This session will explore the program's structure, costs, partnerships, and lessons learned, offering insights for replicating it in other communities.

### Breakout Session Round #2 9:45-11:00 AM Thursday, October 10, 2024

# Housing Needs in Everyone's Economy: Engaging with the Atlanta Fed's Resources and Networks 1.25 CE Credits

Room: Emerald C

Presenters: Sarah Stein, Federal Reserve Bank of Atlanta; Lauren Offenberg, Federal Reserve Bank of Atlanta

This session will provide attendees with an overview of housing-specific insights from recent Atlanta Fed research on weather-related disaster preparedness and risks across the Southeast. We will also outline our work to build a network of contacts across the Southeast whose expertise and experience inform our understanding of the economy, the work we focus on, and the narratives we share with monetary policymakers. We will conduct some of this listening with attendees and also gather their perspectives on how they would like to engage with the Atlanta Fed's resources and networks.

### LIHTC and One Non-profit's Experience Building Housing for Survivors of DV 1.25 CE Credits

Room: Coral A

Presenter: Andrea Miller, ZeroV

The Low-Income Housing Tax Credit (LIHTC) is the nation's most significant policy tool for promoting the development and preservation of affordable rental housing. This presentation will provide a brief overview of how the LIHTC program works, including the allocation process, financing mechanisms, and its impact on housing for low- and moderate-income households. We will explore the role of development partnerships and the journey of one non-profit's experience in building housing for survivors of domestic violence. Participants will gain insights into how the LIHTC supports housing stability and economic mobility, as well as the potential for innovation within the program to better meet the needs of underserved communities including survivors of domestic violence.

### Breakout Session Round #3 11:15- 12:30 PM Thursday, October 10, 2024

### Helping the Missing Middle Upstream: The Key to Reducing Eviction Cost-Effectively

Room: Emerald AB

Presenter: Shin Inoue, The Flagstone Initiative

This session will explore how addressing eviction and homelessness requires proactive, upstream solutions rather than reactive, costly responses once housing is already lost. For 42 million rent-burdened Americans, living paycheck to paycheck with no savings makes it difficult to handle rising rents and financial shocks. Instead of waiting for crises, we need financial stability programs that help renters before they face eviction. The session will first discuss why our nation tends to be reactive, then review upstream prevention strategies like rent splitting, which eases cash flow, and no-interest rent loans for unexpected expenses. Finally, participants will brainstorm additional upstream programs and discuss how to scale these solutions for broader impact.

### New Neighborhood: A Place-Based Solution to Housing Stability 1.25 CE Credit

Room: Coral D

Presenters: Joy Monroe, Single Parent Alliance and Resource Center; Amy Barrow, United Way of Greater Atlanta

The New Neighborhood Initiative (NNI) brings resources, events, and programs directly to apartment residents to help families thrive. By providing services within their communities, NNI addresses challenges like lack of transportation and access to resources, while fostering social connections among neighbors. This resident-led initiative strengthens community engagement, empowering families to take charge of their activities and create lasting positive change. Based in Metro-Atlanta, NNI operates on principles that emphasize self-empowerment, measurable outcomes, and incentivizing goal achievement. This session will explore how building community connections, enhancing social capital, and encouraging landlord-tenant engagement can lead to housing stability. Participants will gain practical tips for starting an NNI in their communities and strategies for engaging landlords and leasing companies to foster a mutually beneficial environment.

### Breakout Session Round #3 11:15-12:30 PM Thursday, October 10, 2024

# System's Opportunities for Change, Innovation, and Leadership (SOCIAL): Through a Leadership Lens 1.25 CE Credit

Room: Coral B

Presenter: Kerry Littlewood, Ph.D., MSW, AAJ Research & Evaluation, Inc.

ave you ever found it difficult to connect with social service systems outside of housing and found that you don't speak their language and that you're not quite sure how to authentically collaborate? Our clients often hit these same barriers when they need immediate services and supports. System's Opportunities for Change, Innovation and Leadership (SOCIAL) Initiative was designed to connect and link service silos for underserved populations in need of resources and support from multiple systems of care, such as housing, health, HIV/AIDS, etc. This presentation will demonstrate how the SOCIAL Initiative builds strong cross-sector, cross system linkage and coordination to improve overall health outcomes among underserved populations by educating, coaching and consulting with community leaders to apply an implementation-science based framework to promote transformational change in communities facing health disparities. Each implementation stage includes several tools to assess readiness, help build cross-sector, cross-system teams and linkages, explore problems deeply to identify root causes, co-create a theory of change, implement interventions and evaluate the work. These tools have been culturally tailored and implemented during the pilot and are ready to be shared with you during this presentation.

### Tenant Protections: A Primer on Renters' Rights

1.25 CE Credit

Room: Emerald C

Presenter: Nada Hussein, ERASE Project Coordinator, NLIHC

Tenant protections, passed in the form of laws and policies, are critical to preventing evictions and keeping renters stably housed. They can ensure tenants can access safe and affordable housing with fewer barriers to entry and that tenants can maintain their housing over the long term, free from unjust discrimination and harassment. This workshop will provide attendees with an overview of the National Low Income Housing Coalition's work to support the advancement of tenant protections, as well as to provide attendees with information on how to advocate for federal, state, and local tenant protections in their own jurisdictions.

### Breakout Session Round #4 2:00-3:15 PM Thursday, October 10, 2024

# Either You're on the Menu or You Have a Seat at the Table: Why Voter Engagement Matters with Vulnerable Populations 1.25 CE Credit

Room: Emerald AB

Presenters: Dr. Michael C. Threatt, Elevate Housing Solutions; Vanessa Tate Finney, Collaborative

Solutions/LIHCA

This presentation will provide a nonpartisan overview of the "Our Homes, Our Votes" campaign by the National Low-Income Housing Coalition (NLIHC) in partnership with the Low-Income Housing Coalition of Alabama (LIHCA). The presenters will explore how to empower low-income voters in Alabama, emphasizing the importance of voter engagement for public housing authorities (PHAs), Continuums of Care (CoCs), and advocacy organizations. They will address the impacts of federal and state budget cuts on housing and homelessness services, highlighting the connection between policymakers and affordable housing issues. The session will also discuss how Justice, Equity, Diversity, and Inclusion (JEDI) principles can help overcome voter suppression and intimidation in low-turnout areas. The focus will be on engaging vulnerable populations, including people of color, veterans, the homeless, individuals with disabilities, and domestic violence survivors. Strategies for organizing transportation, voting rights restoration for those with criminal backgrounds, and other best practices for voter engagement will also be covered.

### Housing Best Practices & "Ask HUD"

1.25 CE Credit

Room: Coral A

Presenter: Kenneth Free, U.S. Department of Housing and Urban Development

The session will begin with an overview of HUD and HUD Programs. Then the presenter will dive deeper into each program mainly focusing on Housing Choice Vouchers, HUD Continuum of Care, HUD Grant Opportunities and Affordable Housing. After the in-depth dive into each program, the presenter will engage the attendees with "Ask HUD". The presenter will take all questions from the attendees. If there is a lull in the questions, the presenter will have some prepared questions to ensure the total teaching time is achieved.

### Breakout Session Round #4 2:00-3:15 PM Thursday, October 10, 2024

# Partnering for Permanent Solutions: Levels of Collaboration with the Rural Domestic Violence Peer Network 1.25 CE Credit

Room: Emerald C

Presenters: Wyanet Tasker, Indigi-Ripple Connect, LLC

The Rural Domestic Violence Peer Network (DVPN) was created to expand permanent housing options for survivors in rural communities. The distinct housing needs of DV survivors living in rural areas are compounded by the complex challenges faced by rural providers who are striving to meet these needs. Because there are aspects of housing development that are unrealistic or impossible without partners, colleagues are often the key in overcoming some of these unique barriers. Therefore, members of the peer network have spent the past several months engaged in relationship building on the regional, local, and individual level. In this session, a panel of Rural DVPN members will highlight collaboration strategies, as well as the benefits of collaboration throughout the housing development process. Panelists will not use slides, and audience questions will be encouraged throughout the panel to ensure an opportunity for everyone to engage in the discussion.

# Community Voices: Leveraging Lived Experiences in Affordable Housing Policy 1.25 CE Credit

Room: Coral B

Presenter: Lamar Richards

The Community Voices program, launched in 2022, is a groundbreaking public policy training initiative that empowers individuals with lived experience of homelessness to influence budget and policy decisions. Over 10 months, participants engage in a rigorous curriculum, gaining skills through monthly meetings, career coaching, and mentoring, while receiving a \$250 monthly stipend. As the program enters its third cohort in 2025, it will have nearly 50 alumni across D.C., demonstrating its success in elevating the voices of those with lived experience. This session highlights the program's design, its upcoming phase to educate government officials, and the importance of incorporating lived experiences into policy-making, particularly in response to legal challenges like Grants Pass v. Johnson.

### Breakout Session Round #5 3:30-4:45 PM Thursday, October 10, 2024

# Building Generational Wealth through Affordable Housing, Job Creation and Entrepreneurial Support: A Case Study 1.25 CE Credit

Room: Emerald AB

Presenters: Brian Giattina, Bessemer Redevelopment Corp; Melanie V. Bouyer, Executive Director, Bessemer Redevelopment Corp.

This session will explore the work of Bessemer Redevelopment Corp (BRC) and its efforts to improve the Northside of Bessemer through affordable housing and community development. Led by Brian Giattina, the session will highlight BRC's history, the lessons learned, and the various funding mechanisms used to drive impactful community projects. Participants will learn about BRC's efforts to eliminate blighted properties, provide home repairs, and support new affordable housing construction. The session will also discuss key initiatives, such as the YouthBuild program for at-risk youth, entrepreneurial training through CO.STARTERS, and urban farming courses. Additionally, the session will examine how BRC secured HUD funding for infrastructure improvements and their plans to develop a community center at the local train depot. Attendees will gain insights into BRC's comprehensive approach to community development and strategies for replicating these successes in other areas.

# Listening to Amplify: Local Voices In Affordable Housing Policy and Practices 1.25 CE Credit

Room: Coral B

Presenters: Emily Roberts, The Southern Economic Advancement Project; Vanessa Tate-Finney, Low-Income Housing Coalition of Alabama

This session, co-facilitated by the Southern Economic Advancement Project (SEAP) and LIHCA, will focus on amplifying successes and addressing challenges related to affordable housing and homelessness services in the South, with a special emphasis on rural areas. SEAP, which works across 12 Southern states to promote economic security, health, and climate policy for marginalized populations, will engage attendees in a listening session designed to gather insights and share best practices. Participants will discuss their experiences with local, state, and regional housing efforts, exploring how relationships can be strengthened and partnerships catalyzed. The session will also provide an opportunity for SEAP to better understand community needs and challenges, using the feedback to inform their future policy conversations and initiatives. This interactive session will be a valuable space for learning from one another and shaping the future of housing advocacy in the South.

### Breakout Session Round #5 3:30-4:45 PM Thursday, October 10, 2024

Lessons From The Field: Designing, Funding, and Managing an Eviction Prevention
Project
1.25 CE Credit

Room: Coral A

Presenters: John Jopling, Attorney; Ashley Richardson, MS Center for Justice

Attorneys will provide a real life example of a state-wide eviction prevention project that was built from scratch in March of 2020 by the Mississippi Center for Justice in order to address the emerging flood of pandemic-related eviction filings. The presentation will describe the challenges of designing, staffing, managing and funding a large scale direct service project over the course of the last four years. Participants will learn about collaboration and innovative pathways to funding sources and strategies for avoiding or overcoming common difficulties such as staff burnout and unrealistic expectations. The presentation will be conducted as a conversation between the co-presenters, supported by a slide presentation and ample opportunity for participant questions.

# Listening to Learn, Listening to Change: Tenant Right to Counsel Listening Workshop 0 CE Credit

Room: Emerald C- VIRTUAL SESSION

Presenters: Shuron D. Jones, Eviction RTC Enactment Specialist, National Coalition for a Civil Right to Counsel; John Pollock, Attorney and Coordinator, National Coalition for a Civil Right to Counsel

We want to hear from you! In this workshop, we at the National Coalition for the Civil Right to Counsel will listen to your experiences and suggestions related to all things tenant right to counsel. You will learn about the work of NCCRC, especially as it relates to tenant right to counsel. Then we will listen to you – we want to know about your questions about, experiences with, and campaigns for tenant right to counsel. Other prompts we will ask will include how to center organizers and impacted people in our work; how to provide technical assistance to jurisdictions; and ensure that tenant right to counsel campaigns are dedicated to race equity in their work.



### LIHCA Awards in Excellence:

Bessemer Redevelopment Corporation

### White Wolf Award:

Gordon Sullivan, One Roof



# DAY 3 AGENDA Building Bridges: Affordable Homes Catalyzing Community Change

8:00-8:30a - Coffee Service

**Grand Foyer** 

8:00- 9:00a- Brewing Innovation: Overcoming Barriers, Catalyzing Bold Ideas

Coral A

9:00-10:00a- Breakout Sessions Round #6

See pgs. 22-23 for options

10:30-12:00p- Closing Plenary Brunch

**Emerald AB** 



# Brewing Innovation: Overcoming Barriers, Catalyzing Bold Ideas

8:00-9:00 AM

Friday, October 11, 2024

Room: Coral A

Presenter: Kerry Littlewood, Ph.D., MSW, AAJ Research & Evaluation, Inc.

Grab a cup of coffee and join us for an energizing conversation on the roadblocks and catalysts in creating innovative solutions for affordable housing. In this interactive discussion, we'll explore the barriers that hinder progress and identify the facilitators that can turn bold ideas into actionable solutions. Together, we'll brainstorm actionable strategies, share experiences, and uncover fresh perspectives that can drive the affordable housing agenda forward. Whether you're a policymaker, developer, or advocate, this session will give you the tools and insights to break through barriers and foster innovation.

# **Breakout Session Round #6**

9:00-10:00 AM

Friday, October 11, 2024

How Partnering with a School of Social Work & Human Services for a Resident Needs Assessment led to Grant Funding 1.25 CE Credit

Room: Coral C

Presenter: Dr. Michael Threatt, Troy University's School of Social Work & Human Services

This interactive presentation will explore the innovative partnership between Dothan Housing (DH) and Troy University's School of Social Work and Human Services, which led to the "Getting Behind the Address" Resident Needs Assessment and secured \$275,000 in grant funding, including Family Self-Sufficiency (FSS) and Resident Opportunity and Self-Sufficiency (ROSS) grants. The session will highlight how the assessment identified education, financial literacy, and employment as key service needs for residents and how DH plans to use this data for future grants. The facilitator will discuss the shift from public housing to the RAD program, addressing gaps in resident services, especially for communities of color, and ensuring access to self-sufficiency programs. This award-winning best practice is replicable in other housing communities. A Q&A will follow, offering attendees insights on implementing similar strategies and fostering partnerships for resident services.

### **Breakout Session Round #6**

9:00-10:00 AM

Friday, October 11, 2024

### Preserving Affordable Rental Housing in Rural Communities: USDA Section 515 Preservation Strategies 1.25 CE Credit

Room: Coral B

Presenters: Robin Wolff, Enterprise Community Partners; Kendra Home, Enterprise Community

**Partners** 

Affordable housing preservation is the practice of safeguarding existing affordable housing units to ensure they remain accessible, livable, and stable over time. These units often have affordability and eligibility restrictions linked to federal or state subsidies, rental assistance contracts, or other programs. USDA 515 properties, which house vulnerable people in rural communities, are at risk. These properties began reaching mortgage maturity in 2015, but expirations will start to peak in 2028. This expiration is concerning because the majority of these units have rental assistance, which also expires. The average income of a resident of a USDA property is \$14,000. The workshop will cover the specific challenges and opportunities in preserving the USDA 515 housing stock and help participants locate at-risk properties in their community.

# Trauma-Informed Approaches in Domestic Violence Housing: Creating Safe and Supportive Environments 1.25 CE Credit

Room: Coral A

Presenter: Nasim Sarabandi, Collaborative Solutions, Inc.

Trauma-informed care in domestic violence housing is not just a service; it is a transformative approach that can change lives. By acknowledging the profound impact of trauma and integrating this understanding into all aspects of service delivery, we can provide practical support to survivors and empower them to rebuild their lives. The fundamental principles of TIC, including safety planning, peer support, volunteer services, transparency and trust, collaboration, empowerment, and cultural, racial, and gender inclusivity, are the tools that can make this transformation possible.

### Closing Plenary Brunch 10:30-12:00 PM

Friday, October 11, 2024

# Listening to Learn, Listening to Change: Tenant Right to Counsel - A Deeper Dive Emerald AB

In this plenary session, we will take a deeper dive into the critical work of the National Coalition for the Civil Right to Counsel (NCCRC) and explore tenant right to counsel in greater detail. Building on the themes introduced in the workshop, this session will focus on the NCCRC's mission and their efforts to advocate for tenant right to counsel nationwide. We'll examine successful models of tenant representation, the key challenges jurisdictions face in implementing these rights, and the strategies that have proven effective in ensuring access to counsel for tenants facing eviction. Additionally, we'll explore how to keep racial equity at the forefront of these efforts and how jurisdictions can benefit from technical assistance in expanding tenant protections.

## Shuron D. Jones, Eviction RTC Enactment Specialist, National Coalition for a Civil Right to Counsel

Shuron Danielle Jones (she/her) is the Eviction Right to Counsel Enactment Specialist for the National Coalition for a Civil Right to Counsel. After experiencing eviction herself, she began organizing with Homes for All – St. Louis in 2019. Shuron focuses on legislation supporting renter protections and helped lead the successful 2023 Right to Counsel campaign in St. Louis.





### John Pollock, Attorney and Coordinator, National Coalition for a Civil Right to Counsel

John Pollock has coordinated the National Coalition for a Civil Right to Counsel (NCCRC) since 2009 and won NLADA's 2018 Innovations in Civil Justice Award. He has authored law review articles on civil justice and previously served as Enforcement Director at the Central Alabama Fair Housing Center and as a fellow at the Southern Poverty Law Center. He holds a law degree from Northeastern University and a bachelor's from Wesleyan University.

### Building Bridges: Catalyzing Transformational Change for Affordable Housing Together Emerald AB

Join us for a dynamic closing plenary session, as you – our thought leaders and innovators -- will explore groundbreaking ideas that can reshape the future of affordable housing. Together, we will highlight bold strategies and state innovation designed to overcome systemic barriers and accelerate the creation of inclusive, affordable communities. Be a part of this important conversation on how to move from ambition to action, and harness bold ideas to drive transformative change in the housing landscape.

### Presenters:

- Kerry Littlewood, Ph.D., MSW, AAJ Research & Evaluation, Inc.
- Dr. Rusty Bennett, Executive Director, LIHCA





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LIHCA's mission is to increase housing opportunities for Alabamians with the greatest financial need.

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**Policy** Change

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Community Engagement

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### HOUSING MORE THAN 1,800 ALABAMA FAMILIES

With affordable housing developments in 20 Alabama counties, The Partnership continues to provide highquality housing for families and seniors across the



homeowners helps reduce energy consumption while improving the health and safety for household members.

WEATHERIZATION FOR ENERGY EFFICIENCY



### FINANCIAL CAPABILITIES FOR SELF-SUFFICIENCY

Homeowners and renters who are financially capable have the tools to become and remain self-sufficient.



### **HOME ENERGY WORKSHOPS**

Our TVA Energy Right Solutions Home Energy Saving Workshops help residents save energy and money through our partnerships with local power companies.



### HOMEOWNERSHIP THROUGH PARTNERSHIPS

Our partnerships with local agencies help incomeeligible families realize the dream of homeownership through special programs that reduce financial

### **HOME BUILDER CERTIFICATION**

Our Home Builder Certification increases our capacity to address the need for high-quality housing in the state of Alabama.



### **ENGAGING COMMUNITIES, CREATING LEADERS**

Community Building & Engagement begins with empowered residents who are actively leading their communities toward healthier and safer neighborhoods.





### REAL ESTATE DEVELOPMENT

Our RED Team has developed a total of 1,594 affordable housing units across 20 counties, catering to seniors, families, and other income-eligible individuals.



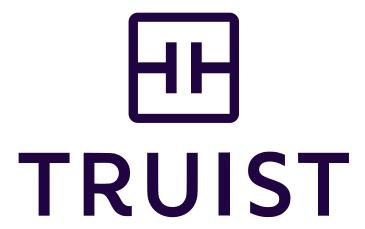






Taking care to make things better

We believe in the power of what we can achieve together.



At Truist, our purpose is to inspire and build better lives and communities. That happens through real care to make things better.

To meet client needs, to empower teammates, and to lift up communities.

# Thank you to our Partners!























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