
Event Agenda

Housing Colorado Conference 2026

Wednesday, October 14, 2026

First-Time Attendee Orientation

10:00 AM – 10:30 AM | Location: Castle Peak 1-2

Whether this is your first Housing Colorado Conference or your 38th, you won't want to miss this informational session! Meet Housing Colorado staff, board members, and conference committee members, as well as other conference newbies and veterans. We will discuss navigating the schedule and share tips for maximizing networking and education opportunities.

Integrated Design for IDD Housing; Aligning Architecture, Care and Community

10:45 AM – 12:00 PM | Location: Torreys Peak 1-2

DESIGN, DEVELOPMENT, & OPERATIONS

"Designing for Real Lives: Bringing Neuroinclusive Housing to Life"

This workshop is a case study of The Grove at Cottonwood, a 40-unit affordable housing community designed for individuals with intellectual and developmental disabilities. Presenters will demonstrate how integrated design aligns architecture, design, supportive services, and community engagement to create inclusive, scalable housing solutions that promote independence, dignity, and long-term housing stability across diverse populations.

Speaker



Jesus Bendezu

Senior Architect | Caddis Collaborative

Co-speakers



Kristin Hyser

Broomfield Housing Authority



Nick Wilson

Senior Design Strategist | Interior Environments



Susanne Eck

Parent of IDD Community Member

Medicaid's Shifting Role in Supportive Housing Services Funding

10:45 AM – 12:00 PM | Location: Torreys Peak 3-4

FINANCE

Supportive Housing plays an essential role in meeting the needs of persons with long lengths of homelessness and complex barriers to housing stability. Join staff from DOLA/DOH, HCPF, and service providers across Colorado for a discussion about the role that Medicaid plays in funding high-quality supportive services. Panel members will discuss Colorado's 1115 Waiver, Provider Type 89 Certification, Tenancy Support Services (TSS) funding, as well as the challenges and opportunities ahead.

Speakers



Kelly May

Communications Manager | Colorado Department of Local Affairs (DOLA)



Heather Ryan-Figueora

Vice President of Programs | HOMEWARD PIKES PEAK

Co-speakers



Zac Schaffner

Community Partnerships & Development Manager at DOLA/DOH



Amy Austin

Behavioral Health Recovery & Community Supports Unit Supervisor at HCPF



Meagan Randall

Chief Housing Officer at AllRoads

Home is where the art is: Crafting policy, programs, and partnerships to create affordable and attainable homeownership

10:45 AM – 12:00 PM | Location: Castle Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

Successful homeownership projects require open-book partnerships between municipalities, landowners, and developers. The City of Longmont and for-profit developer Vertikal embody this through True North, a new affordable and attainable for-sale development with 185 deed-restricted homes. Learn about the public-private partnership formation, concept creation, financing, and how to actually get to income-qualified closings through programmatic implementation, homebuyer financing, and more.

Co-speakers



Molly O'Donnell

Director, Housing & Community Investment | City of Longmont



Walker Thrash

Managing Partner | Vertikal Collaborative



Katie Pung

Housing Development Project Manager | City of Longmont



Katie Sylvis

Homeownership Program Specialist | City of Longmont

Fair Housing in 2027: What's Changed, What's Risky, and What Actually Works

10:45 AM – 12:00 PM | Location: Crestone Peak 3-4

ADVOCACY & POLICY

Fair housing compliance continues to evolve, yet common operational pitfalls persist. This workshop offers a practical overview of federal and Colorado updates, paired with real-world risk examples. Participants will explore enforcement trends, screening practices, technology, and accommodations through interactive scenarios. Attendees will gain concrete tools to reduce risk while maintaining effective, compliant housing operations.

Speaker



Kate Boyd

Principal and Managing Director | Balanced Housing Solutions

Co-speaker



James Whiteside

Balanced Housing Solutions

The Basics of Affordable Rental Financing

10:45 AM – 12:00 PM | Location: Crestone Peak 1

FINANCE

In this workshop, you will learn from veterans of the affordable housing world about the evolution of affordable housing laws from the federal, state and local government levels, how the Low Income Housing Tax Credit program works and is administered by CHFA, and how an investor in tax credits operates.

Speaker



Rodger Hara

Principal | Community Builders Realty Services

Co-speakers



Steve Johnson

COO | CHFA



Ross Kaufman

Director | RBC Community Investments

Sunshine Home Share Bringing You Sunshine Online: Your Pace, Your Choice, Still Safe

10:45 AM – 12:00 PM | Location: Crestone Peak 2

ACCESSING HOUSING

Sunshine Home Share Colorado launched in the Spring of 2026. It is the nation's first hybrid online/social work home-sharing program. It preserves safety, thoughtful matching, and support while expanding access, simplifying the process, and giving clients more autonomy with screening to protect vulnerable participants. Come to this session to learn more about this unique program that is responding the affordable housing crisis and rising economic need among older adults.

Speaker



Alison Leventhal Joucovsky

Executive Director | Sunshine Home Share Colorado

Opening Keynote

12:00 PM – 1:30 PM | Location: Columbine Ballroom

Speaker



Matthew Desmond

Does LIHTC Make Rehabs Harder?

1:45 PM – 3:00 PM | Location: Crestone Peak 2

DESIGN, DEVELOPMENT, & OPERATIONS

"...and we're doing it without LIHTC!" In recent years, especially in the era of PAB scarcity, figuring out how to finance rehabs without leveraging LIHTC seemed like a holy grail. Now that the 25% test is easing pressure on PAB capacity, is LIHTC starting to make more sense for rehabs? This workshop features developers who have used a variety of financing strategies to tackle rehab projects, exploring the advantages and disadvantages of LIHTC compared to other approaches.

Co-speakers



Sarah Buhr

Director of Real Estate Development, South Metro Housing Options



Carson Bryant

MINT Director, East Colfax Community Collective



Elizabeth Kay Marchetti

Housing Developer, Maiker Housing Partners



Ryan Lunsford

Principal - Project Development, GL Development Advisors

Mobile Home Park Acquisition: When Resident Cooperatives Aren't an Option

1:45 PM – 3:00 PM | Location: Torreys Peak 3-4

ACCESSING HOUSING

This workshop explores innovative financing approaches when traditional mechanisms won't work to support mobile home park community members in acquiring and preserving the land beneath their homes. Panelists will offer practical, people centered methods to community stability and shared prosperity, preventing displacement and building lasting affordability.

Co-speakers

Justin Hill

Impact Development Fund



Ross Valdez

Director of Third-Party Commercial Lending | Impact Development Fund



Blair Kanis

Colorado Poverty Law Project



Maggie Kinneberg

Collaborator | Donnell-Kay Foundation

Speakers



Meredith Dillon

Impact Development Fund



Cayley Griffin

Unlocking Prop 123: From Policy to Projects

1:45 PM – 3:00 PM | Location: Crestone Peak 3-4

ADVOCACY & POLICY

This interactive lab introduces Proposition 123 and explores the real challenges Colorado communities face in putting it into action. Participants will learn how local governments are updating policies and streamlining review processes, how developers are qualifying projects, and how evolving budgets and program guidance are shaping outcomes. Through live polling, mini case studies, and peer discussion, attendees will work through key issues and leave with practical, adaptable tools.

Co-speakers



Laney Corey

Logan Simpson



Robyn DiFalco

Planning Capacity Manager | DOLA Community Development Office

Speakers



Kaileen Whaley

Housing Incentives Manager | City of Greeley



Katelyn Puga

Planner III | City of Greeley



Anne Schneider

Community Planning & Development Director | Lake County



Robin Adams

Housing Policy Planner | Logan Simpson

Deals That Work (and Fail): A Practical Look at LIHTC Pro Forma Fundamentals

1:45 PM – 3:00 PM | Location: Castle Peak 1-2

FINANCE

In today's volatile market, a "standard" LIHTC pro forma is no longer enough. In this interactive workshop, a CPA and an experienced housing developer will walk through a real-world example, highlighting key assumptions that drive feasibility and where deals often break down. Through a combination of technical insight and on-the-ground perspective, participants will learn how to evaluate, stress-test, and strengthen projections to support successful, sustainable developments.

Speaker



Adam Kleinmaus

Principal | SVA Certified Public Accountants, S.C.

Co-speaker



Jake Victor

Northpointe Development Corporation

Prop 123 Equity: Getting the Deal Done

1:45 PM – 3:00 PM | Location: Torreys Peak 1-2

FINANCE

Hear from a developer, attorney, and lender who closed one of Colorado's first Prop 123 equity transactions for affordable, middle-income multifamily housing. This practical, lessons-learned workshop covers structuring, financing, and closing Prop 123 deals, including traps to avoid and what makes these transactions unique.

Speaker



Briana Montgomery

Business Development Manager | Holland & Hart

Co-speakers



Melinda Pasquini

Real Estate Partner | Holland & Hart LLP



Anthea Martin

BWE



Carl Szanton

Development Officer and Project Partner | The Szanton Company

Unlocking Rural Housing Through Public–Private Partnerships

1:45 PM – 3:00 PM | Location: Castle Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

The workshop features housing specialists, local governments, and developers showcasing rural public-private partnership models, including Lake County's Housing @-10,200' for sale and Saguache County's Range View LIHTC projects. It highlights strategies such as code updates, incentives, collaboration, capital stacking, and intergovernmental coordination, along with their lessons learned, community engagement, and inclusive public DEI practices.

Speaker



Michael Yerman

Senior Planner | MY Rural Planner

Co-speakers



Evan Samora

Housing Development Specialist, Division of Housing



John Vance

Vice President of Development Group-Northwest Real Estate Capital Corp.



Amy Schwartz

Vice President of Social Responsibility-Oakwood Homes



Ann Cunningham

Administration/Project Manager- Saguache County

Equity Through Accessibility: Creating the Pathway to Inclusive Housing

1:45 PM – 3:00 PM | Location: Crestone Peak 1

DESIGN, DEVELOPMENT, & OPERATIONS

Accessibility is often viewed as a compliance obligation, but it is truly equity in action. This interactive session explores how accessibility requirements under Section 504 and the Fair Housing Act can guide inclusive housing development. Panelists will share practical strategies and real-world examples showing how early collaboration can reduce compliance risk, avoid costly retrofits, and create housing that serves residents of all abilities.

Speaker



Mark English

Founder and President of E&A Team, Inc. | E&A Team, Inc.

Co-speakers



Mike Kleffner

Architect/Owner | Wallace Architects LLC



Brian Wildschuetz

President | Streamline General Contractors

Aging in Place: Healthy, Resilient & Dignified Senior Housing

3:30 PM – 4:45 PM | Location: Crestone Peak 2

DESIGN, DEVELOPMENT, & OPERATIONS

Participants will leave this workshop with practical strategies for building dignified housing for seniors. Through Colorado case studies, national research and guidelines, and facilitated small-group work, participants will build realistic design and operations packages that promote resident health and well-being, strengthen resilience, and support dependable, efficient utility costs.

Speakers



Lauren Hornett

Enterprise Community Partners



Christopher Jedd

Co-speakers



Rachelle Macur

Dignified Design Research Lab | Shopworks Architecture



Michael Levinson

Principal | Group14 Engineering



Michelle Diller

Senior Program Director, Policy | Enterprise Community Partners

Honoring Culture: Collaborating to Design Cranes Landing

3:30 PM – 4:45 PM | Location: Castle Peak 1-2

DESIGN, DEVELOPMENT, & OPERATIONS

Mercy Housing's Cranes Landing project, serving Native American communities, integrates housing, healthcare, and community. RATIO worked closely with Amaktoolik studios and Denver Indian Health and Family Services to create a Culturally Responsive building. This Panel discussion will take a deep dive into culturally sensitive methods of collaboration and design, offering insights into participatory process that truly integrates the voices of cultural representatives.

Speaker



Gabe Bergeron

Principal | Architecture | RATIO Design

Co-speakers



Eric Doner

Principal | Affordable Housing Leader | RATIO Design



Carolyn Reid

Mercy Housing



Adrienne Maddux

Denver Indian Health and Family Services / Native American Housing Circle



Brian Fagerstrom

CEO/Founder | Amaktoolik Studios

(Capital) Stacks on Stacks on Stacks

3:30 PM – 4:45 PM | Location: Torreys Peak 3-4

FINANCE

Explore how developers are creatively layering Low-Income Housing Tax Credits (LIHTC) with other tools to maximize impact. Panelists will share how they paired LIHTC with Historic Preservation Tax Credits, New Market Tax Credits, and the Metro Denver Impact Facility to fuel projects.

Co-speakers



Brad Dodson

Chief Financial Officer | Urban Land Conservancy



Sarah Blanchard

Housing Development Manager | Archway Communities



Dillon Baynes

Managing Partner | Columbia Ventures

Speaker



Aaron Miripol

Chief Executive Officer | Urban Land Conservancy

In it for the Long Haul: Extending Lasting Affordability Strategies for Future Generations

3:30 PM – 4:45 PM | Location: Crestone Peak 1

ACCESSING HOUSING

As housing affordability pressures grow across Colorado, nonprofits face a key challenge: ensuring limited public and philanthropic investments create lasting affordability. Traditional subsidies often assist one buyer but lose affordability at resale. Increasingly, organizations are turning to shared equity models like Community Land Trusts (CLTs) to balance individual wealth-building with long-term community benefit. This workshop will explore strategies to extend affordability long into the future.

Speakers



Cheri Witt-Brown

CEO | Greeley-Weld Habitat for Humanity



Jason Webb

Grounded Solutions Network

Affordable Housing Hot Topics 2026

3:30 PM – 4:45 PM | Location: Crestone Peak 3-4

FINANCE

The affordable housing industry continues to evolve at an unprecedented pace, presenting developers with new challenges and new opportunities. This workshop will examine current Colorado and national affordable housing issues and help attendees navigate through various complexities. Speakers will provide practical insights, explain various risks, and help developers structure projects effectively and sustain financial and operational success.

Speaker



Jeff Nishita

Partner | Novogradac & Company LLP

Co-speakers



Meghen Brown

Senior Tax Credit Officer | Colorado Housing and Finance Authority



Laura Clark

Principal & President | S.B. Clark Companies



Meghan Anderson

Executive Director | Wells Fargo Bank, N.A.



Ben Doyle

New Communities Law PLLC

Innovations in Affordable Housing Construction

3:30 PM – 4:45 PM | Location: Torreys Peak 1-2

DESIGN, DEVELOPMENT, & OPERATIONS

At this workshop, you will learn about three exciting new alternatives for the delivery of affordable housing using steel, 3D printing, fiberglass, recycled plastic, and lumber in order to save time and money and create housing that will be durable, energy efficient and environmentally practical.

Speaker



Rodger Hara

Principal | Community Builders Realty Services

Co-speakers



Jack Tiebout

Azure Printed Homes



Nate Peterson

Vederra Modular



Dean Dalvit

Founding Principal | EVstudio Architecture and Engineering



Del de Windt

BYLD Inc.

Homelessness Programs and Policy in Uncertain Times

3:30 PM – 4:45 PM | Location: Castle Peak 3-4

ADVOCACY & POLICY

Homelessness continues to increase each year in Colorado despite state and federal investments. With federal-level funding and programmatic threats, how can Colorado advance data-driven homelessness strategies? This panel will cover the homelessness policy

landscape at local, state, and federal levels including legislation, executive orders, and best practices.

Speaker



Aubrey Wilde

Director of Advocacy | Colorado Coalition for the Homeless

Co-speakers



Cathy Alderman

Colorado Coalition for the Homeless



Christina Carlson

Urban Peak



Nellie Stagg

DOLA/Division of Housing

Welcome & Exhibitor Networking Reception

5:00 PM – 7:00 PM | Location: Colorado Rockies Ballroom

Kick off the conference right! Join your fellow housing professionals in the exhibit hall for drinks, light bites, and networking. Meet old friends and make new ones!

Young Professionals Reception

7:30 PM – 9:00 PM | Location: Keystone Lodge Adventure Center

Join Housing Colorado and fellow industry professionals for a reception hosted by the Young Professionals Committee.

Thursday, October 15, 2026

Housing on the Hill

8:00 AM – 9:30 AM | Location: Columbine Ballroom

Are you wondering how decisions made in Washington D.C. impact affordable housing in Colorado? This panel is tuned in and up-to-date with all the changes and challenges in housing and tax policies at the federal level. Get ready for a deep-dive discussion with a strong dose of coffee!

Speakers



Beth Mullen

Partner | CohnReznick Advisory LLC



Emily Cadik

Chief Executive Officer | Affordable Housing Tax Credit Coalition



David Gasson

Executive Director | Housing Advisory Group

Creative Financing Strategies for Senior Housing Development

9:45 AM – 11:15 AM | Location: Crestone Peak 1

DESIGN, DEVELOPMENT, & OPERATIONS

Learn how Brighton Housing Authority and partners used creative financing mechanisms, including project-based vouchers (PBVs) and Moving To Work (MTW) flexibilities to finance the Ravenfield Senior Housing development. Without the availability of traditional funding sources like HOME and CDBG being available to this project, the team had to get creative to bring the project to fruition.

Speaker



Debra Bristol

Brighton Housing Authority

Mission, Market, Money: critical components of homeownership programs

9:45 AM – 11:15 AM | Location: Crestone Peak 3-4

ADVOCACY & POLICY

Every affordable homeownership program balances conflicting goals: enabling families to build assets and exercise control over their housing, while protecting public subsidy for long-term community impact. Experienced practitioners will explore how local markets,

mission, funding, and capacity shape these tradeoffs, and invite spirited discussion to challenge assumptions and perspectives.

Speaker



Laurel Lutz

Executive Director | Habitat for Humanity of Mesa County

Co-speakers



Emilee Powell

Housing Resources of Colorado



Michael Yerman

Senior Planner | MY Rural Planner

Acquisition-Rehab Strategies For Preservation Deals

9:45 AM – 11:15 AM | Location: Crestone Peak 2

FINANCE

Affordable housing preservation deals are aimed at maintaining the long-term affordability and physical viability of existing housing stock. These transactions typically involve recapitalizing aging properties, often through 4% Low-Income Housing Credits, tax-exempt bonds, and gap financing, to address rehabilitation needs. Key challenges include navigating regulatory environments, securing sufficient funding and managing properties during rehabilitation.

Speaker



Jeffrey Cunningham

Partner | RubinBrown LLP

Co-speakers



Ben Taylor

Vice President & Project Partner | Lincoln Avenue Communities



Nick Kinnaman

RubinBrown LLP

The Mothership: Youth Shelter to Stability - Proven Results

9:45 AM – 11:15 AM | Location: Castle Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

The Mothership provides a transitional step for youth between the short-term stabilization of emergency shelter and long-term stabilization in housing. The unique nature of The Mothership cannot be overstated – and the model is producing results that back up both the program and design approach. Join the development team to learn about how this one-of-a-kind project came to be and learn about the results demonstrating its efficacy.

Speaker



Laura Rossbert

COO + Housing Specialist | Shopworks Architecture

Co-speakers



Christina Carlson

Urban Peak



Chad Holtzinger

President | shopworks architecture



Christian Pritchett

Chief Development Officer (CDO) | BlueLine Development, Inc.

Housing Hub Colorado: Path to a Common Application

9:45 AM – 11:15 AM | Location: Torreys Peak 1-2

FINANCE

The Colorado Department of Local Affairs (DOLA), along with CHFA, OEDIT, and Denver HOST are aligning to provide a centralized hub for information related to affordable rental housing projects applying for federal Housing Tax Credits and related gap funding in Colorado. The next effort is a single application, entry point for applicants, and location for document uploads. Learn about the path to get there, what to expect, and how this partnership will benefit the industry.

Speaker



Kelly May

Communications Manager | Colorado Department of Local Affairs (DOLA)

Co-speakers



Theresa Cassano

Colorado Department of Local Affairs, Division of Housing



Kathryn Grosscup

Colorado Housing and Finance Authority (CHFA)



Hilary Cooper

Colorado Office of Economic Development and International Trade (OEDIT)



Alex Marqusee

Denver Department of Housing Stability (HOST)

Electrification Retrofits: Tools and Strategies

9:45 AM – 11:15 AM | Location: Castle Peak 1-2

This interactive workshop combines lessons from real multifamily retrofit projects with a new online resource about electrification retrofits from CHFA to help owners, design teams, and operators evaluate electrification pathways, compare retrofit strategies, and align goals with capital planning, resident needs, and policy requirements.

Speakers



Sarah Hong

Group14 Engineering



Krista Egger

VP, Building Resilient Futures | Enterprise Community Partners



Michael Levinson

Principal | Group14 Engineering



Max Kaye



Loren Ahonen Ahonen

Policy Advisor - Building Decarbonization | Colorado Energy Office

Colorado's Housing Landscape: What Are the Numbers Telling Us?

11:45 AM – 1:15 PM | Location: Columbine Ballroom

Celebrate the Wins! Maintaining a LIHTC Project TEAM

1:30 PM – 2:45 PM | Location: Crestone Peak 2

LEADERSHIP DEVELOPMENT

LIHTC projects are challenging. Project Leaders CAN assemble an experienced team to meet that challenge. But like any great long term relationship, it takes LEADERSHIP, EMPATHY, and EFFORT to keep the team motivated, successful, and FUN! We will show you the steps of Competitive TEAM Selection, Leadership, and Maintenance with industry leaders that have demonstrated a great talent for not only bringing the right experience to the table, but managing the high highs and low lows of LIHTC projects.

Speaker



Brandon Gentrup

Construction Development | GL Development Advisors

Co-speakers



Arnulfo Serrano

Project Manager - Alliance Construction



Josh Fulenwider

Executive Director | High Plains Housing Development



Joseph Vigil

Project Architect Workshop 8

Housing that Lasts: Advancing Affordable Housing Preservation Under New State Leadership

1:30 PM – 2:45 PM | Location: Castle Peak 1-2

ADVOCACY & POLICY

Colorado cannot meet our need for affordable homes without safeguarding the affordability that already exists in our communities in addition to new development. This session will help attendees plug into an evolving state-level preservation infrastructure including capital and advocacy strategies, engage with new tools to advance affordable preservation, and explore new collective opportunities for state investments in affordable housing preservation following the 2026 elections.

Speaker



Kinsey Hasstedt

Director, State and Local Policy | Enterprise Community Partners

Co-speakers



Jennie Rodgers

Enterprise Community Partners



Theresa Cassano

Colorado Department of Local Affairs, Division of Housing



Brittney Cousin

Colorado Housing and Finance Authority, speaker TBD



Lauren Hornett

Enterprise Community Partners

Scattered Site Development, Acquisition, and Replacement for Homeownership

1:30 PM – 2:45 PM | Location: Torreys Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

This workshop is an introduction to DOLA's Scattered Site program with details from organizations that have vastly different Scattered Site programs. The workshop will include a discussion with agencies about how the program is working in the first 6-8 months. It will conclude with a discussion on how the program could work for organizations that have not jumped into development or purchase for rehab and resale yet.

Co-speakers



Ariel Cisneros

Colorado Department of Local Affairs, Division of Housing



Jose Trujillo

Colorado Department of Local Affairs, Division of Housing



Read McCulloch

Executive Director | CHAFFEE HOUSING TRUST

Speaker



David Ware

Tenant Equity Vehicles - How To's and Lessons Learned

1:30 PM – 2:45 PM | Location: Castle Peak 3-4

FINANCE

The session will bring together investors, operators, and service providers doing the pioneering work around tenant equity vehicles. These programs seek to reduce the financial disparity between homeowners and renters by sharing cash flow and returns from investments in affordable housing. The advantages of providing cash back on rent as a mechanism for social benefit, lessons learned, and the broader "ownership economy" movement will be discussed.

Speaker



Ed Briscoe

Executive Chairman | CHAI Funds

Co-speakers



David Faust

CHFA



Shaina Maphet

Archway



Merrell Baker

Ideation Lab: Adaptive Reuse for Affordable Housing

1:30 PM – 2:45 PM | Location: Crestone Peak 1

ACCESSING HOUSING

Join this interactive workshop to explore the complexities of converting existing buildings into affordable housing through a series of mock scenarios. Working in small groups, attendees will analyze real-world-inspired cases that highlight both opportunities and challenges of adaptive reuse. Participants will evaluate feasibility, community impact, share thoughts, and equity considerations while identifying key barriers to implementation.

Speaker



Zack Ryan

Business Development Manager | W.E. O'Neil Construction

Co-speakers



Mike Hockett

Vice President Business Development | W.E. O'Neil Construction



Roberto Vazquez

Sector Leader | HED



Tom Grannas

Partner | G2 Strategies, Inc.

Build America, Buy America Act: The Road to Hell is Paved in Good Intentions

1:30 PM – 2:45 PM | Location: Torreys Peak 1-2

DESIGN, DEVELOPMENT, & OPERATIONS

This workshop discusses the Buy America Preference under the Build America, Buy America Act and how it affects the development of affordable housing. The panelists worked together on a LIHTC project in Aurora, Colorado known as The Stables that was subject to the Buy America Preference. The panelists will discuss how the team navigated challenges and lessons learned from the experience.

Speaker



Alex Gano

Attorney | New Communities Law

Co-speakers



Laura Rossbert

COO + Housing Specialist | Shopworks Architecture



Fallon Miller

Colorado Division of Housing



Aaron Rieger

Vice President | Calcon Constructors, Inc.



Julie Hoebel

Director of Real Estate | Grovewood Community Development

Tax Credit Equity Panel

1:30 PM – 2:45 PM | Location: Crestone Peak 3-4

FINANCE

The Tax Credit Equity Panel will provide attendees an overview of the equity market, including a discussion on investor pricing, as well as other factors that are impacting investor demand in LIHTC. The panelists will provide both a national perspective as well as their perspective on LIHTC investment in Colorado.

Speaker



Ross Kaufman

Director | RBC Community Investments

ECE + LIHTC 101: A Practical Roadmap for Colorado Developers

3:15 PM – 4:30 PM | Location: Torreys Peak 1-2

DESIGN, DEVELOPMENT, & OPERATIONS

This panel explores the intersection of LIHTC affordable housing and Early Childhood Education (ECE) facilities — two community needs that, when co-located, multiply impact for low-income families. Through two Colorado case studies, an ECE operator, a public-sector partner, and a moderator with deep experience in mission-driven real estate, panelists will share lessons learned, financing strategies, partnership structures, and a practical roadmap for developers considering ECE integration.

Speaker



Ben Taylor

Vice President & Project Partner | Lincoln Avenue Communities

Co-speakers



Sam Clark

Pikes Peak Real Estate Foundation



Liz Denson

Early Childhood Learning Center



Blaise Rastello

Vice President | Ulysses Development Group

Agency Debt Demystified: Scaling Affordable Housing Development

3:15 PM – 4:30 PM | Location: Castle Peak 1-2

FINANCE

Affordable housing attorneys and agency lending professionals demystify Fannie Mae, Freddie Mac, and HUD/FHA financing, the mechanism behind the nation's largest affordable housing transactions. Through dual legal and lender perspectives, panelists will dismantle common misconceptions about complexity, loan caps, and borrower requirements, providing developers a practical roadmap to accessing transformative capital and demystifying the agency debt process for interested developers.

Speaker



Briana Montgomery

Business Development Manager | Holland & Hart

Co-speakers



Tori Osler

Associate Attorney | Holland & Hart LLP



Ben MacKenzie

Associate Attorney | Holland & Hart LLP



Anthea Martin

BWE



Steve Wessler

Legacy Capital

Hope Is Not a Strategy, Avoiding Train Wrecks and Fyre Festivals in Affordable Housing Development

3:15 PM – 4:30 PM | Location: Crestone Peak 1

DESIGN, DEVELOPMENT, & OPERATIONS

Presented by four development professionals with deep experience in design, entitlement, planning, and development, this workshop will highlight common as well as not-so-common errors, omissions, and mistakes that can sink your affordable housing project. Planning, proforma, design, policy, funding, operation, and other potential traps will be discussed and explained and strategies to overcome them will be illuminated and reviewed.

Speaker



Laura Sheinbaum

Chief Real Estate Officer | Boulder Housing Partners

Co-speakers



Danica Powell

Trestle Strategies



Bill Holicky

Coburn Partners



Pete Weber

Coburn Partners

Build or Bust: An Affordable Housing Simulation

3:15 PM – 4:30 PM | Location: Castle Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

Join this interactive workshop where an architect and developer guide participants through a live affordable-housing development simulation. Audience volunteers role-play key stakeholders, all audience members vote on major decisions, and real-time design and pro forma updates reveal how each choice shapes the project's fate.

Speaker



Harsh Parikh

President | Santulan Architecture

Co-speaker



Danielle Vachon Bell

MGL Partners

PAB State of the State

3:15 PM – 4:30 PM | Location: Crestone Peak 3-4

FINANCE

Using a panel format, this session will offer an overview of the Private Activity Bonds (PAB) allocation process, with details on the DOLA, CHFA, Bond Counsel, and recipient roles in the process. Specifics are provided on the following: the September relinquishment date, year-end closings, bond counsel, and legal requirements during the PAB process.

Speakers



Cory Kalanick

Taft Law



John H.T. Bales

Kutakrock



Frederic Marienthal

Kutakrock

From Pushback to Progress: a Rural Engagement Playbook

3:15 PM – 4:30 PM | Location: Crestone Peak 2

Rural and mountain communities often face intense opposition to new housing, slowing or stopping critical projects. This session will follow outreach from the initial idea to design and building, keeping community voices at the table every step. It will show how engaging underrepresented groups differs in urban neighborhoods and small rural towns, and how early involvement makes implementation transparent and predictable. Through real Colorado case studies, attendees will learn how early engagement, inclusive processes, and clear communication can accelerate approvals and turn resistance into lasting community support.

Speakers



Nora Bland

Planner | Cushing Terrell



Luara Dougherty

Associate Principal, Denver Studio Director | Cushing Terrell



Jen Gardner

Senior Planner | Logan Simpson



Robin Adams

Housing Policy Planner | Logan Simpson



Katie McKenna

Housing Development Manager | Archway Communities

Pick Your Seat Wisely: How Supportive Service Providers Choose Their Role in Housing Development

3:15 PM – 4:30 PM | Location: Torreys Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

TGTHR explores the question many supportive service providers face: what role should we play in new supportive housing? Developer, Owner/Operator, service provider, or partner (or some combination of roles)? Through real-world examples, decision tree exercises, and interactive "if/then" scenarios, participants will examine risk tolerance, partnership alignment, and organizational capacity to determine the role that maximizes impact while managing risk.

Speaker



Annie Bacci

CEO | TGTHR

Co-speakers



Shannon Cox-Baker

Pennrose



Paige Dennis

TGTHR



Desta Taye Channell

Florence Crittenton Services

Connections & Cocktails Reception

4:30 PM – 6:30 PM | Location: Columbine Ballroom

Kick off an evening of networking with the Connections & Cocktails Reception in the Columbine Ballroom. Enjoy heavy hors d'oeuvres, signature cocktails, and live entertainment.

Friday, October 16, 2026

Charrettes Presentation

8:00 AM – 9:45 AM | Location: Castle Peak 1-4

Before Breaking Ground: Designing for Fair Housing Compliance

8:45 AM – 9:45 AM | Location: Torreys Peak 3-4

DESIGN, DEVELOPMENT, & OPERATIONS

Civil rights compliance is often addressed too late in development. Through a Colorado case study, this session shows how to embed fair housing requirements into project design, construction, and operations. Minimizing risk, preventing costly corrections, and building compliance systems that serve the residents the development is meant to support.

Speaker



James Whiteside

Balanced Housing Solutions

Co-speaker



Debra Bristol

Brighton Housing Authority

Older Adults, Data, and Community: Building Better Policy

8:45 AM – 9:45 AM | Location: Crestone Peak 2

ADVOCACY & POLICY

Through exploration of a new community-engaged data resource (the Older Adult Economic Security Dashboard) and on-the-ground expertise, participants will learn how Colorado's diverse older adults are experiencing housing challenges, as well as consider how data and community engagement can be combined to strengthen programs and policy.

Speaker



Julie Pecaut

Director of Strategy and Operations | Bell Policy Center

Co-speakers



Perrine Monnet

Senior Policy Analyst | Bell Policy Center



Efren Garcia

Policy Analyst | Bell Policy Center



Alison Joucovsky

Sunshine Home Share

Leveraging Colorado State Tax Credits

8:45 AM – 9:45 AM | Location: Crestone Peak 3-4

FINANCE

note - May passage of Transit Zone affordable housing state credit anticipated

With the authorization of the new Transit Zone affordable housing state credit, Colorado has five state credits that support affordable and middle-income rental developments. Hear an overview of how state credits are leveraged with federal Housing Tax Credits, understand the structure and parameters of different affordable housing state credits, and gain perspective from developers and investors.

Speaker



Kathryn Grosscup

Colorado Housing and Finance Authority (CHFA)

Co-speakers



Yolanda Marshall

Assistant Director of Underwriting/Acquisitions Manager | Sugar Creek Capital



Javonni Butler

Development Project Manager | Evergreen Real Estate Group



Carolyn Reid

Mercy Housing

Art and Ownership

8:45 AM – 9:45 AM | Location: Torreys Peak 1-2

ACCESSING HOUSING

Community Arts Stabilization Trust (CAST) is a community-centered real estate organization committed to ensuring artists and cultural workers can stay anchored where they create. CAST models new ways to secure and steward affordable, inclusive spaces for creative and cultural expression by building community knowledge and agency, and holding space for visioning and arts activation. Learn how their mission intersects with housing; and how philanthropy is investing in that intersection.

Speaker



Stefka Fanchi

President & CEO | Elevation Community Land Trust

Co-speakers



Louise Martorano

CAST Colorado



James-Allen Holmes

Bonfils-Stanton Foundation

AI in Action: Real-World Tools for Affordable Housing Teams

8:45 AM – 9:45 AM | Location: Crestone Peak 1

Artificial intelligence is already changing how affordable housing gets done, from deed restriction compliance to document drafting to closing. In this interactive panel, affordable housing attorneys, technology providers, and municipal practitioners share real case studies, live demos, and practical guidance on adopting AI securely and effectively, no matter your team's size or budget.

Speakers



Briana Montgomery

Business Development Manager | Holland & Hart



Thomas Balmat



Sarah Bokich

Closing Keynote

10:00 AM – 11:30 AM | Location: Columbine Ballroom