
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.

Leveraging Colorado State Tax Credits

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

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.

Speakers



Kathryn Grosscup

Senior Tax Credit Officer | CHFA



Yolanda Marshall

Acquisitions Manager | Sugar Creek Capital



Javonni Butler

Development Project Manager | Evergreen Real Estate Group



Carolyn Reid

Mercy Housing Mountain Plains

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.

Speakers



Molly O'Donnell

City of Longmont / Longmont Housing Authority



Walker Thrash

Managing Partner | Vertikal Collaborative



Katie Pung

Housing Development Project Manager | City of Longmont



Katie Sylvis

Homeownership Program Specialist | City of Longmont

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.

Speakers



Rodger Hara

Principal | Community Builders Realty Services



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

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.

Speakers



Kate Boyd

Principal and Managing Director | Balanced Housing Solutions



James Whiteside

Principal & General Counsel | Balanced Housing Solutions

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.

Speakers



Jesus Bendezu

Senior Architect | Caddis Collaborative



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
DOLA



Zac Schaffner
DOAL



Amy Austin
Behavioral Health Recovery & Community Supports Unit Supervisor at HCPF



Meagan Randall
Chief Housing Officer at AllRoads



Heather Ryan-Figueora
Vice President of Programs | HOMEWARD PIKES PEAK

Opening Keynote Luncheon featuring Matthew Desmond

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

Speaker



Matthew Desmond

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.

Speakers



Adam Kleinmaus
Principal | SVA Certified Public Accountants



Jake Victor
Northpointe Development

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 project. 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.

Speakers



Michael Yerman

Senior Planner | MY Rural Planner



Evan Samora

DOAL



John Vance

Property Developer | Northwest Real Estate Capital Corp.



Amy Schwartz

V.P. Social Responsibility & Community Partnerships | Oakwood Homes



Ann Cunningham

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.

Speakers



Mark English

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



Michael Kleffner

Architect/Owner | Wallace Architects LLC



Brian Wildschuetz

President | Streamline General Contractors

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.

Speakers



Sarah Buhr

Real Estate Development Manager | South Metro Housing Options



Carson Bryant

MINT Director | East Colfax Community Collective



Elizabeth Kay Marchetti

Housing Developer | Maiker Housing Partners



Ryan Lunsford

GL Development Advisors

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.

Speakers



Laney Corey

Logan Simpson



Robyn DiFalco

DOLA, Community Development Office



Kaileen Whaley

The 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

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.

Speakers



Briana Montgomery

Business Development Manager | Holland & Hart



Melinda Pasquini

Real Estate Partner | Holland & Hart LLP



Anthea Martin

BWE



Carl Szanton

Development Officer and Project Partner | The Szanton Company

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.

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



Meredith Dillon

Impact Development Fund



Cayley Griffin

Impact Development Fund

Break & Exhibit Hall Networking

3:00 PM – 3:30 PM | Location: Colorado Rockies Ballroom

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.

Speakers



Gabe Bergeron

Principal | Architecture | RATIO Design



Eric Doner

Principal | Affordable Housing Leader | RATIO Design



Carolyn Reid

Mercy Housing Mountain Plains



Adrianne Maddux

Executive Director | Denver Indian Health and Family Services



Brian Fagerstrom

CEO/Founder | Amaktoolik Studios

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.

Speakers



Aubrey Wilde

Director of Advocacy | Colorado Coalition for the Homeless



Cathy Alderman

Colorado Coalition for the Homeless



Christina Carlson

Urban Peak



Nellie Stagg

DOAL

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

Aging in Place: Healthy, Resilient, and 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



Rachelle Macur

Dignified Design Research Lab | Shopworks Architecture



Michael Levinson

Group14 Engineering, PBC



Michelle Diller

Senior Program Director, Policy | Enterprise Community Partners



Chris Jedd

VOA

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.

Speakers



Jeff Nishita

Partner | Novogradac & Company LLP



Meghen Brown

CHFA



Laura Clark

SB Clark Companies



Meghan Anderson

Executive Director | Wells Fargo Bank, N.A.



Ben Doyle

Attorney | 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~~ to save time and money and create housing that will be durable, energy efficient and environmentally practical.

Speakers



Rodger Hara

Principal | Community Builders Realty Services



Jack Tiebout

Azure Printed Homes



Nate Peterson

Vederra Modular



Dean Dalvit

Founding Principal | EVstudio Architecture and Engineering



Mike Koehler

(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.

Speakers



Brad Dodson

Chief Financial Officer | Urban Land Conservancy



Sarah Blanchard

Housing Development Manager | Archway Communities



Dillon Baynes

Managing Partner | Columbia Ventures



Aaron Miripol

Chief Executive Officer | Urban Land Conservancy

HAPPEN Basecamp: All-Cohort Assembly

3:30 PM – 4:45 PM | Location: Ten Mile Ballroom at Keystone Lodge

Curious about what's HAPPENing in housing communities across the state? This all-cohort meeting of Housing Colorado's HAPPEN Program members is open to anyone who would like to join. This session will feature updates from each of our four current HAPPEN Cohorts (Eastern Plains, Western Slope, High Country, and Southwest). Be the first to hear about new additions to the program for 2027 and connect with regional housing experts from your area and statewide!

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

Breakfast General Session: 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. Join us for a deep-dive discussion served alongside breakfast.

Speakers



Beth Mullen

Partner | CohnReznick Advisory LLC



Emily Cadik

Chief Executive Officer | Affordable Housing Tax Credit Coalition



David Gasson

MG Housing Strategies



Peter Lawrence
NOVOGRADAC

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, PBC



Krista Egger
VP, Building Resilient Futures | Enterprise Community Partners



Michael Levinson
Group14 Engineering, PBC



Max Kaye
Energy Outreach Colorado



Loren Ahonen
Policy Advisor - Building Decarbonization | Colorado Energy Office

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.

Speakers



Laura Rossbert
COO + Housing Specialist | Shopworks Architecture



Christina Carlson
Urban Peak



Chad Holtzinger
President | shopworks architecture



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

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
Executive Director | Brighton Housing Authority

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.

Speakers



Jeff Cunningham

Partner | RubinBrown LLP



Ben Taylor

Vice President & Project Partner | Lincoln Avenue Communities



Nick Kinnaman

RubinBrown

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.

Speakers



Laurel Lutz

Executive Director | Habitat for Humanity of Mesa County



Emilee Powell

Executive Director | Housing Resources of Western Colorado



Michael Yerman

Senior Planner | MY Rural Planner

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.

Speakers



Kelly May

DOLA



Theresa Cassano

DOAL



Kathryn Grosscup

Senior Tax Credit Officer | CHFA



Hilary Cooper

Colorado Office of Economic Development and International Trade (OEDIT)



Alex Marqusee

Denver Department of Housing Stability (HOST)

Year 15 Panel

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

Break & Exhibit Hall Networking

11:15 AM – 11:45 AM | Location: Colorado Rockies Ballroom

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

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

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.

Speakers



Kinsey Hasstedt

Director, State and Local Policy | Enterprise Community Partners



Jennie Rodgers

Enterprise Community Partners



Theresa Cassano

DOAL



Brittney Cousin

Preservation Officer | CHFA



Lauren Hornett

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.

Speakers



Ed Briscoe

Executive Chairman | CHAI Funds



David Faust

CHFA



Shaina Maphet

Development Manager | Archway Communities



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.

Speakers



Zack Ryan

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



Mike Hockett

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



Roberto Vazquez

Sector Leader | HED



Tom Grannas

Partner | G2 Strategies, Inc.

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.

Speakers



Brandon Gentrup

GL Development Advisors.com



Joshua Fulenwider

Executive Director | High Plains Housing Development



Joseph Vigil

WORKSHOP8

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.

Speakers



Ross Kaufman

Director | RBC Community Investments



Alisa Wilson

Vice President | SB Clark Companies



Yolanda Marshall

Acquisitions Manager | Sugar Creek Capital



Cat Vielma

Director of Acquisitions | Red Stone Equity Partners, LLC



Matt Harrington

SVP | PNC

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.

Speakers



Alex Gano

Attorney | New Communities Law



Laura Rossbert

COO + Housing Specialist | Shopworks Architecture



Fallon Miller

DOAL



Aaron Rieger

Vice President | Calcon Constructors, Inc.



Julie Hoebel

Director of Real Estate | Grovewood Community Development



Joe Edmondson
OMA Strategic Sourcing

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.

Speakers



Ariel Cisneros
DOAL



Jose Trujillo
DOAL



Read McCulloch
Executive Director | CHAFFEE HOUSING TRUST



David Ware
Rural Homes

Break & Exhibit Hall Networking

2:45 PM – 3:15 PM | Location: Colorado Rockies Ballroom

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.

Speakers



Tori Osler
Partner | Holland & Hart LLP



Ben MacKenzie
Associate Attorney | Holland & Hart LLP



Anthea Martin
BWE



Stephen Wessler
Legacy Capital LLC

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.

Speakers



Harsh Parikh
President | Santulan Architecture



Danielle Vachon Bell
MGL Partners

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.

Speakers



Laura Sheinbaum

Chief Real Estate Officer | Boulder Housing Partners



Danica Powell

Founder and Owner | Trestle Strategy Group



Bill Holicky

Coburn Architecture



Pete Weber

Coburn Architecture

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

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 Stettinius & Hollister LLP



John Bales

Partner | Kutak Rock LLP

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.

Speakers



Ben Taylor

Vice President & Project Partner | Lincoln Avenue Communities



Liz Denson

Early Childhood Learning Center



Blaise Rastello

Ulysses Development



Joseph Phelps

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.

Speakers



Annie Bacci

CEO | TGTHR



Shannon Cox-Baker

Pennrose



Paige Dennis

TGTHR



Desta Taye Channell

Florence Crittenton Services



Maria Aguilar

TGTHR

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

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



Jason Dietz

Director of Housing | Town of Vail



Chelsea Hallford

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.

Speakers



Julie Pecaut

Director of Strategy and Operations | Bell Policy Center



Perrine Monnet

Senior Policy Analyst | Bell Policy Center



Efren Garcia

Policy Analyst | Bell Policy Center



Alison Joucovsky

Sunshine Home Share

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.

Speakers



Stefka Fanchi

President & CEO | Elevation Community Land Trust



Louise Martorano

CAST Colorado



James-Allen Holmes

Bonfils-Stanton Foundation

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.

Speakers



James Whiteside

Principal & General Counsel | Balanced Housing Solutions



Debra Bristol

Executive Director | Brighton Housing Authority

Closing Brunch and Keynote

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