WELCOME

It is a pleasure to welcome you to the 2017 Mayor’s Housing Summit. As Mayor, former Vice President for Resident Services at Merced Housing Texas and former Councilmember, I know increased demand for affordable housing in our community creates barriers for those with limited means. Today we will break down those barriers by bringing our housing community together to discuss the state of our current housing ecosystem; and the challenges in housing production. We will engage with policy makers and housing providers to learn how to maximize resources.

My vision is for San Antonio to be a globally competitive city where everyone has an opportunity to prosper, and our city is fulfilling this task by working to improve the quality of life for families in existing low-income neighborhoods.

San Antonio is one of five national Promise Zones/Promise Neighborhoods, a designation that has resulted in more than $56 million in grants to our community partners in San Antonio. Leveraging comprehensive services, we are creating stable, more desirable neighborhoods and equipping families to take advantage of new opportunities.

Over the next 25 years, we expect nearly a million more residents in our region, and we are planning to build for that now by creating a framework for stronger, safer neighborhoods. SA Tomorrow is the cornerstone for our planning process in three areas: transportation, sustainability, and growth and development. This comprehensive plan is ensuring that everyone in our community -- residents, businesses, and institutions -- continue to have access to the resources they need to thrive.

As we begin the implementation of SA Tomorrow, we are turning our collective vision into reality and laying the foundation for positive change through our 2017-2022 Bond Program. The $850 million 2017 package is historic and transformative and includes a first-of-its-kind housing and neighborhood improvement bond program.

I look forward to working with you to address the challenges and opportunities we face in San Antonio. Together working as a team, we will pave the path for success in our housing efforts.

Sincerely,

Ivy R. Taylor
AGENDA

PROFESSIONAL TRAINING DAY — MAY 23

9 am — Morning Sessions: Rooms 209-213
NOON — Lunch on your own
1:30 pm — Afternoon Sessions: Rooms 209-213
4:30 pm — San Antonio Housing Authority Evening Reception benefiting Education Investment Foundation: Room 217
5:30 pm — ULI Shark Tank Presentation: Room 217

ALL DAY — INFORMATION BOOTHS

MAYOR’S HOUSING SUMMIT — MAY 24

7:45 AM — Registration Opens
8 AM — Breakfast: Room 214ABC
8:30 AM — Housing Overview: Room 214ABC
  • A breakfast featuring an introduction by Mayor Ivy R. Taylor and City Manager Sheryl Sculley, followed by a forecast on the housing market by the Urban Land Institute and remarks by LISC President Maurice Jones, concluding with a presentation on SA Tomorrow.
10 AM — Breakout Work Session 1: Rooms 209-213
11 AM — VIP Reception
11:20 AM — BREAK
11:30 AM — Keynote Luncheon: Room 214ABC
NOON — Keynote Speaker Ellen Dunham Jones with remarks followed by the Honorable Henry Cisneros
1 PM — BREAK
1:15 PM — Breakout Work Session 2: Rooms 209-213

ALL DAY — INFORMATION BOOTHS

OPEN HOUSE — JUNE 3

9 AM — 12 NOON Open House at San Antonio College: Candler Physical Education Center
  • This open house is a family-friendly event featuring DIY demonstrations, homebuyer and renter workshops, information booths, and an opportunity to walk through a “tiny home” built by students from the Construction Careers Academy at Earl Warren High School (NISD). Attendees will learn about the topics covered during the Mayor’s Housing Summit and will have the opportunity to provide feedback.
MAYOR IVY R. TAYLOR
Ivy R. Taylor was elected Mayor of San Antonio on June 13, 2015. Prior to her election, she was appointed Mayor by her City Council colleagues in July 2014, making her the first African American female mayor of a city with more than one million people and the second female mayor of San Antonio. Before becoming Mayor, she served on City Council for five years.

Mayor Taylor began her career working for the city’s Housing and Community Development Department and Neighborhood Action Department, where she bolstered inner-city redevelopment. As vice president at Merced Housing Texas, she implemented programs to improve conditions for residents. For six years, Mayor Taylor also lectured at UTSA’s Public Administration Department.

Mayor Taylor obtained a Master’s Degree in City and Regional Planning from the University of North Carolina at Chapel Hill in 1998. In 1992, she earned a Bachelor’s Degree from Yale University.

SHERYL SCULLEY
Sheryl Sculley began serving as City Manager of San Antonio, Texas in November 2005. With 40 years in city management, Sculley is the Chief Executive Officer of the municipal corporation of 12,000 employees, an annual operating and capital budget of $2.4 billion, and a city population of 1.4 million residents. San Antonio is the nation’s seventh largest city.

Appointed by the Mayor and City Council, Sculley was recruited to transform the City administration and improve the community’s public infrastructure. During her tenure, she has appointed executive leadership, reorganized City departments, streamlined City business systems, improved customer service, and elevated the professionalism of local government through the City’s Core Values: Teamwork, Integrity, Innovation, and Professionalism.

STOCKTON WILLIAMS
Stockton Williams is Executive Vice President of the Urban Land Institute (ULI) and Executive Director of the ULI Terwilliger Center for Housing. He is most recently the co-author of the ULI publications “The Economics of Inclusionary Development” and “Housing in the Evolving American Suburb”. He is a frequent commentator on housing issues in the media and an advisor to local communities across the U.S.

Before joining ULI in January 2015, Mr. Williams was Managing Principal of the Washington, D.C. office of HR&A Advisors. He also served as Senior Advisor in two Federal Cabinet agencies: the U.S. Department of Housing and Urban Development and the U.S. Department of Energy.

Mr. Williams is Chairman of the Board of Groundswell, an innovator in harnessing community economic power for the common good. He holds an M.S. from Columbia University and a B.A. from Princeton University.

BRIDGETT WHITE
Bridgett White, AICP, is the Director of the City of San Antonio’s Department of Planning and Community Development (DPCD). Prior to this position, she was the Assistant Director upon joining the City in July 2015. Before moving to San Antonio, she served with the City of Arlington, Texas for 13 years, where she began her career as a Planner in the Department of Community Development and Planning and was promoted over the years to the position of Interim Director.

MAURICE JONES
With deep experience in both the public and private sectors, Maurice Jones took the helm as LISC’s fourth president & CEO in September 2016. Immediately prior to joining LISC, he served...
as the Secretary of Commerce for the Commonwealth of Virginia, where he managed 13 state agencies focused on the economic needs in his native state. He previously served as Deputy Secretary for the U.S. Department of Housing and Urban Development (HUD) overseeing operations for the agency and it’s 8,900 staff members. Prior to that he was Commissioner of Virginia’s Department of Social Services and Deputy Chief of Staff to former Virginia Gov. Mark Warner.

Trained as an attorney, Maurice worked during the Clinton Administration on legal, policy and program issues at the Treasury Department, where he also helped manage a then-new initiative called the Community Development Financial Institutions (CDFI) Fund—a federal program that has grown to be a critical supporter of non-profits that leverage its capital to bolster their communities. In the private sector, Maurice was General Manager of The Virginian-Pilot in Norfolk and went on to become President and Publisher of its parent company. He also worked for a Richmond law firm and a private philanthropy investing in community-based efforts to benefit children in Washington, D.C.

STEVE ARNOLD
Steve Arnold has served as Area President for Wells Fargo’s South Central market since 2006. He leads the retail network of 40 plus banking branches with deposits of over $3.5 billion and more than 550 team members throughout San Antonio.

After his graduation from Texas Tech in 1979 with a degree in Accounting/Finance, Steve began his financial services career as a staff auditor for First City Bank in Midland, Texas; a predecessor bank of Wells Fargo. He held various positions prior to Wells Fargo including Senior Vice President/Cashier. With Wells Fargo he has held numerous positions including Regional Services Director for Texas and the Southwest Region.

Steve currently serves on several non-profit boards including the United Way of San Antonio/Bexar County, San Antonio Greater Chamber of Commerce, UTSA Development Board, as well as various committees at Castle Hills Christian Church.

ELLEN DUNHAM JONES
Ellen Dunham-Jones is a professor of architecture and urban design at the Georgia Institute of Technology where she coordinates the MSUD degree. An authority on sustainable suburban redevelopment, she is co-author of Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs (Wiley: 2009, 2011, 2013).

The award-winning book’s documentation of successful retrofits of aging suburban property types into healthier, more sustainable places has received significant media attention in The New York Times, PBS, NPR, and other prominent venues and is the subject of her 2010 TED Talk.

She continues to grow her database of exemplary retrofits of dead malls, big box stores, office parks, etc. and is working on a follow up book. She serves on several national committees, is a fellow of the Congress for the New Urbanism, lectures widely and conducts studios and workshops to help communities plan for redevelopment.

HENRY CISNEROS
Henry Cisneros co-founded CityView in 2000 and currently serves as the firm’s chairman. He also sits on each of CityView’s Investment Committees. In 1981, Cisneros became the first Hispanic-American mayor of a major U.S. city, San Antonio, Texas, where he was subsequently elected to four terms. In 1992, President Clinton appointed Cisneros to be Secretary of the U.S. Department of Housing and Urban Development (“HUD”). After leaving HUD in 1997, Cisneros became President and Chief Operating Officer of Univision Communications, the Spanish-language broadcaster. Cisneros currently serves on Univision’s board of directors. He has served as President of the National League of Cities and as Deputy Chair of the Federal Reserve Bank of Dallas. He is currently a member of the advisory boards of the Bill and Melinda Gates Foundation and the Broad Foundation, and was honored by the National Housing Conference as the “Housing Person of the Year”. Cisneros is a graduate of Texas A&M and holds a Masters from the Kennedy School at Harvard and a Doctorate from George Washington University.
When budgets are flat, but expectations are rising; when next year’s attendance is this year’s enthusiasm; when the lights go down, and the keynote speaker stands up: that’s when your choice of technology partner matters most and you’ll be glad you chose PSAV®.

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<td>Reverse Mortgages for Baby Boomers and Beyond</td>
<td>Room 209</td>
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<td>Presenter: Melinda Hipp</td>
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<td>9 a.m. - Noon</td>
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<tr>
<td><em>Texas Real Estate Licensing CEC 3 Hours</em></td>
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<tr>
<td>Youth Homelessness</td>
<td>Room 210A</td>
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<tr>
<td>Presenter: Roy Juarez, Jr.</td>
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<td>9-10:30 a.m.</td>
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<tr>
<td>From Green to Smart Green</td>
<td>Room 210B</td>
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<td>Presenter: Anita Ledbetter</td>
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<td>10:30 a.m.-Noon</td>
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<tr>
<td><em>American Planning Association and American Institute of Architects CEC 1.5 Hours</em></td>
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<tr>
<td>Practical Strategies for Community Building</td>
<td>Room 211</td>
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<tr>
<td>Presenter: Stephanie Naquin</td>
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<tr>
<td>Lessons Learned in Resident-Driven Neighborhood</td>
<td>Room 212A</td>
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<td>Revitalization</td>
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<td>Presenters: Lois Greco/Ira Goldstein</td>
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<td><em>American Planning Association and American Institute of Architects CEC 3 Hours</em></td>
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<tr>
<td>San Antonio’s New Sign Code</td>
<td>Room 212B</td>
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<tr>
<td>Presenter: Michael Shannon</td>
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<td>9-10:30 a.m.</td>
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### AFTERNOON SESSION

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<td><strong>Properly Pricing Property</strong></td>
<td>Room 209</td>
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<tr>
<td>Presenter: Chip Brown</td>
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<td>1:30-4:30 p.m.</td>
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<td><em>Texas Real Estate Licensing CEC</em> 3 Hours</td>
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<tr>
<td><strong>Local Strategies for Engaging Homeless Youth</strong></td>
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<tr>
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<td>1:30-3 p.m.</td>
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<tr>
<td><strong>Historic House Specialist Short-Course</strong></td>
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<tr>
<td>Presenter: Kathy Rodriguez</td>
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<td>1:30-3 p.m.</td>
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<td><em>American Institute of Architects CEC</em> 1.5 Hours</td>
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<tr>
<td><strong>Leveraging Transit as a Development Asset</strong></td>
<td>Room 211</td>
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<td>Presenter: Christine Vina</td>
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<td>1:30-3:30 p.m.</td>
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<tr>
<td><strong>Downtown Housing: More Than Just Rental</strong></td>
<td>Room 212B</td>
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<tr>
<td>Presenters: Jake Harris, Lorie Campos, Bryan Lopez</td>
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<td>3-4:30 p.m.</td>
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ROOM 209

TUESDAY, MAY 23

9 a.m.-Noon
Reverse Mortgages for Baby Boomers and Beyond

Understand the statistics of homeownership among senior citizens and gain knowledge of the various reverse mortgage products available. Learn how a reverse mortgage can be used to purchase a home and discover what will trigger a payoff.

Presenters: Melinda Hipp
Texas Real Estate Licensing Continuing Education
3 Hours
Provider 0008
Course #28573

1:30-4:30 p.m.
Properly Pricing Property

Participants will learn how to accurately price a property on behalf of the client. Discover methods to adjust the price based on remodeling that has taken place as well as dealing with a pool on the property, an enclosed garage, and other unique features of a property. The course will cover the proper way to discuss square footage with customers and clients and how to watch for improvements on nearby properties that may influence the value of the subject property.

Presenters: Chip Brown
Texas Real Estate Licensing Continuing Education
3 Hours
Provider 0008
Course #31742
TUESDAY, MAY 23

9-10:30 a.m.
Youth Homelessness

This session will provide the opportunity for participants such as case managers and social workers to understand the causes and characteristics of youth homelessness from a first-hand perspective. Roy Juarez Jr., a native San Antonian, will share his insights and experience as a homeless youth in San Antonio.

Presenters: Roy Juarez, Jr.

1:30-3 p.m.
Local Strategies for Engaging Homeless Youth

This session will discuss strategic information on developing and implementing a coordinated entry process to assist local youth service providers. This session will cover preventing and ending youth homelessness to ensure that all community stakeholders, including Runaway and Homeless Youth (RHY) providers, child welfare agencies, school systems, systems of justice, workforce systems partners, and other youth-serving organizations come together for both the planning and implementation of a youth-inclusive Continuing Education (CE) process. This includes the importance of a community developed CE process, information on the process to determine the severity of needs through assessment tools, and access points for other youth providers and community partners to participate.

Presenters: Roy Juarez, Jr.
From Green to Smart Green

This session will provide an overview of the Build San Antonio Green suite of programs designed to help builders and developers to get ahead of the curve and build a more energy efficient and ultimately more connected building. The programs include: Single Family Homes, Multifamily, Mixed Use, Commercial Buildings, Solar Concierge, and the debut of Smart Green Building.

Presenters: Anita Ledbetter

American Planning Association and American Institute of Architects CEC
1.5 Hours
Course #9125523

1:30-3 p.m.
Historic House Specialist Short-Course

The City of San Antonio’s Office of Historic Preservation will present an abbreviated version of their Historic House Specialist course. They will provide instruction on the Historic & Design Review Commission and permit process, what resources are available to realtors and their clients, information about schools and services serving historic districts, and tips for marketing a historic home.

Presenters: Kathy Rodriguez

American Institute of Architects CEC
1.5 Hours
TUESDAY, MAY 23

9 a.m.-Noon
Practical Strategies for Community Building

A workshop on TDHCA’s multifamily rental programs and eligibility, including requirements and compliance for resident retention and community building.

Presenters: Stephanie Naquin - Director of Compliance, TDHCA
American Planning Association and American Institute of Architects CEC
3 Hours
Course #9125521

1:30-4:30 p.m.
Leveraging Transit as a Development Asset

With the adoption of the SA Tomorrow Comprehensive Plan and the VIA Vision2040 Long Range Plan, the greater San Antonio region is poised to welcome over a million new residents in the coming years, and alternative transportation options are becoming a necessary component of everyday life. Learn about corridors that are currently under study, and how the paradigm shift in ways to live, work and play is shaping our built environment with housing products that support public transit as a real estate amenity.

Presenters: Christine Vina
American Planning Association and American Institute of Architects CEC
3 Hours
Course #9125526
TUESDAY, MAY 23

9 a.m.-Noon
Lessons Learned in Resident-Driven Neighborhood Revitalization

What do you get when you combine an engaged community of residents who care about their community with an understanding of a neighborhood’s market characteristics, and resources? Come hear what’s happening in a decade-long, data-driven approach to neighborhood planning and revitalization supported by the Wells Fargo Regional Foundation in over 60 neighborhoods in eastern Pennsylvania, Delaware and New Jersey. Learn how the approach uses primary and secondary data to help identify and sequence strategies. Explore lessons learned and best practices shared by grantees and an evaluation of the Foundation’s Neighborhood Grants Program.

Presenters: Lois Greco/Ira Goldstein

American Planning Association and American Institute of Architects CEC
3 Hours
Course #9124857

1:30-3:30 p.m.
Robert’s Rules from an Expert: How to Run a Meeting

This session will explore the basics of Robert’s Rules of Order and how they can be used to run a meeting effectively and efficiently. Additionally, the instructor will work through several common scenarios and how best to handle them using Robert’s Rules.

Presenters: Ron Stinson, PRP
ROOM 212B

TUESDAY, MAY 23

9-10:30 a.m.
San Antonio’s New Sign Code

The City of San Antonio’s Development Services Department will discuss how the City’s new sign code will work, specifically how to create temporary signs within the law. Additionally, the session will look at why the sign ordinance had to adapt to keep up with changing times.

**Presenters:** Michael Shannon

3-4:30 p.m.
Downtown Housing:
More Than Just Rental

Everyone who lives in San Antonio has seen the growth of apartment rental housing in and around downtown. What is out there for someone who is looking to purchase a home? This panel examines current for-sale housing stock and future master planned projects that will allow a resident to build equity in a home and enjoy the live-work-play quality of life in San Antonio.

**Presenters:** Jake Harris, Lorie Campos, Bryan Lopez

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San Antonio LISC congratulates the City of San Antonio on its commitment to affordable housing.

110 Broadway Street, Suite 400
San Antonio, Texas 78205
liscsanantonio@lisc.org
www.lisc.org
NEIGHBORHOODS
Lead Jackie Gorman - Executive Director, SAGE
Jennifer Gonzalez - Executive Director, Alamo Community Group
Cosima Colvin - Board Member, Beacon Hill Area Neighborhood Association

POLICY & PLANNING
Lead Richard Milk - Director of Policy, San Antonio Housing Authority
Chris Lazaro - Housing Policy Manager, Department of Planning and Community Development

LOGISTICS
Lead Heather Yost - Senior Planner, Department of Planning and Community Development
Irma Iris Duran de Rodriguez - Program Manager, Department of Planning and Community Development
Hector Morales - Director of Government Relations, San Antonio Apartment Association
Neil Schneuker - Special Assistant, Office of Mayor Ivy R. Taylor

EVENING RECEPTION
Lead Adrian Lopez - Director of Community Development Initiatives, San Antonio Housing Authority
Yasmin Codina - Education Investment Foundation Coordinator, San Antonio Housing Authority
Irma Iris Duran de Rodriguez - Program Manager, Department of Planning and Community Development
Chip Haass - Consultant

PROFESSIONAL DEVELOPMENT DAY
Lead Justin Landon - Government Affairs Director, San Antonio Board of Realtors®
Lori Hall - Assistant Director of Real Estate and Homeownership, San Antonio Housing Authority

FINANCE & FUNDING
Lead Laura Cabanilla Cruz - Vice President, VP/Community Development Officer Wells Fargo
Chip Haass - Consultant
Debra Guerrero - Vice President of Governmental Affairs, The NRP Group
Hector Morales - Director of Government Relations, San Antonio Apartment Association
Kia Ball - Assistant Program Officer, LISC San Antonio
Neil Schneuker - Special Assistant, Office of Mayor Ivy R. Taylor
COMMITTEE MEMBERS

HOMELESSNESS
Lead Bill Hubbard - Executive Director, San Antonio Regional Alliance for the Homeless
Joanna Pierce - Contracts Coordinator, Haven for Hope
Nancy Williams - Homeless Services Manager, Department of Human Services
Jayde Beebe - Business Analyst, South Alamo Regional Alliance for the Homeless

INNOVATION & SUSTAINABILITY
Lead Eloisa Portillo-Morales - Planning Manager, Office of Sustainability
Irma Iris Duran de Rodriguez - Program Manager, Department of Planning and Community Development
Neil Schneuker - Special Assistant, Office of Mayor Ivy R. Taylor

SPECIAL TOPICS
Neil Schneuker - Special Assistant, Office of Mayor Ivy R. Taylor
Irma Iris Duran de Rodriguez - Program Manager, Department of Planning and Community Development
Chris Lazaro - Housing Policy Manager, Department of Planning and Community Development

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Built by Texans for Texans, Amegy Bank® is here to serve this great community. With 27 years as a Texas bank and more than 10 years in San Antonio, we’re committed to helping our friends and neighbors finance everything from their first home to building their dream home. As a local bank with local knowledge, Amegy® offers not only banking expertise, but sound advice on which mortgage, home equity line of credit or real estate loan product is right for you. Amegy Bank, Here, you grow.

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East Meadows Apartments is a mixed-income community in close proximity to downtown San Antonio, The Pearl and AT&T Center. The apartment homes opened in 2016 and feature single- and multi-room modern units, in addition to a swimming pool, volleyball courts and playgrounds.

1, 2, 3, and 4 bedroom units • Central Air • Energy-efficient appliances • Washers & dryers • Pet-friendly • Playground • Swimming pool • Volleyball court
### BREAKOUT SESSIONS

**MORNING SESSION 10-11:20 a.m.**

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<td><strong>Innovation</strong></td>
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<td><strong>Special Topics</strong></td>
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<td>Room 212A</td>
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### Market Overview: State of the Market/Equity Strategies
- **Moderator:** Art Hall
- **Panelists:** Jason Aldridge, Sheri Woodsgreen, Dan Markson, Greg Richter, David Nisivoccia

### Communities Designed For Those In Need
- **Moderator:** Bill Hubbard
- **Speaker:** Julian Huerta

### Thinking Outside The “Tiny” Box: Alternative Housing Solutions For Vulnerable Peoples
- **Moderator:** Stephen Colley
- **Panelists:** Alan Graham, William Stiteler, Michael Shannon, Zach Giffin

### Collaborating To Create Strong Neighborhoods
- **Moderator:** Ed A. Cross, II
- **Panelists:** Cosima Colvin, Steve Yndo, Peter French, Jennifer Gonzalez, Angel Jose Gonzalez II

### The Impact Of Educational Quality On Communities
- **Moderator:** Richard Milk
- **Panelists:** Christine Drennon, Ph.D., Pedro Martinez, Chris Lazaro, Jessica Weaver

### Senior Housing & Aging In Place
- **Moderator:** TBD
- **Panelists:** The Honorable Henry Cisneros, Dr. Frank Rees, Jr., Michelle Clark, Yolanda Perez
# MAY 24

## AFTERNOON SESSION 1:15-3 p.m.

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<th>AFTERNOON SESSION 1:15-3 p.m.</th>
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<tr>
<td>Finance &amp; Funding</td>
<td>Do All Financing Funding Solutions Have To Be Local?</td>
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<td>Moderator: Chip Haass</td>
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<td>Panelists: Jordana Barton, Alice Salinas, Jennifer Gonzalez, Lourdes Castro-Ramirez</td>
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<tr>
<td>Homelessness</td>
<td>Building Capacity for Permanent Supportive Housing</td>
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<td>Moderator: Bill Hubbard</td>
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<td>Panelists: Genevie Casillas, Orlando Montoya</td>
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<td>Innovation</td>
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<td>Panelists: Laura McKieran, Steven Sano, James Mendoza</td>
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<tr>
<td>Neighborhoods</td>
<td>Bouncing Forward: Managing Neighborhood Change</td>
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<td>Moderator: Jackie Gorman</td>
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<td>Panelists: Levar Martin, Christine Drennon, Ph.D.</td>
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<td>Policy &amp; Planning</td>
<td>Achieving Diverse Communities By Design</td>
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<td>Special Topics</td>
<td>The Opportunities And Challenges Of Redevelopment</td>
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<td>Moderator: Pat DiGiovanni</td>
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<td>Panelists: Lori Houston, Jim Bailey, David Adelman, Charlie Turner, Ramon Flores</td>
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10-11:20 a.m.
Market Overview: State Of The Market/Equity Strategies

With Federal tax policy potentially set to change as a result of the Presidential election and the 115th Congress, uncertainty is an issue as it relates to various tax credit programs (Low-Income Housing Tax Credit, New Market Tax Credit). In this session, learn about challenges prior to the election, new challenges post, and how these changes impact real estate financing.

Moderator:
Art Hall - Director of Research and Assessment, Alamo Colleges Workforce Training Network

Panelists:
Jason Aldridge - Vice President of Originations, National Equity Fund
Sheri Woodsgreen - Nexus Point, Public-Private Partnerships, Nonlinear Funding and Capital Stack Development
Dan Markson - Senior Vice President, NRP Group
Greg Richter - Community Lending and Investment, Wells Fargo
David Nisivoccia - President & CEO, San Antonio Housing Authority

American Planning Association CEC
1.25 Hours
Course #9124858

1:15-3 p.m.
Do All Financing Funding Solutions Have To Be Local?

With the state of today’s economy and the uncertainty around the effects of comprehensive tax reform on interest rates, this workshop will engage the audience in a dialogue surrounding solutions to financing housing projects, and how other markets are creatively structuring loans and partnerships. Additionally, participants will learn about next steps for the City of San Antonio’s Housing Commission and how other funders are engaged in the quality of life/housing discussions.

Moderator:
Chip Haass - Consultant

Panelists:
Jordana Barton - Senior Advisor, Federal Reserve Bank of Dallas
Alice Salinas - LISC San Antonio
Jennifer Gonzalez - Executive Director, Alamo Community Group
Lourdes Castro-Ramirez - President, University Health System Foundation
HOMELESSNESS

WEDNESDAY, MAY 24 • ROOM 210A

10-11:20 a.m.
Communities Designed For Those In Need

A presentation on Austin’s Foundation Communities programs designed to assist formerly homeless individuals and families to sustain housing after homeless support services are complete.

Moderator:
Bill Hubbard - Executive Director, South Alamo Regional Alliance for the Homeless

Speaker:
Julian Huerta - Deputy Executive Director, Foundation Communities

American Planning Association CEC
1.25 Hours
Course #914860

1:15-3 p.m.
Building Capacity For Permanent Supportive Housing

This session will explore the techniques local homeless service providers are using to ensure formerly homeless clients remain housed over the long term. A panel consisting of local service providers will present on how their programs are helping clients maintain housing in San Antonio.

Moderator:
Bill Hubbard - Executive Director, South Alamo Regional Alliance for the Homeless

Panelists:
Genevie Casillas - Director, Haven to Home
Orlando Montoya - Director of Transitional Services, SAMM Ministries

Visit SanAntonio.gov/Housing-Summit for a complete list and bios of our Speakers.
10-11:20 a.m.
Thinking Outside The “Tiny” Box: Alternative Housing Solutions For Vulnerable Peoples

Affordable housing is a challenge everywhere and San Antonio could benefit from looking beyond the traditional housing options to include alternative housing types to address the needs of seniors, persons with disabilities, and the homeless. “Tiny Homes” have taken the country by storm and this session will include discussions on how they are built, zoning and code, and how a community of tiny homes is a solution for one Austin community.

Moderator:
Stephen Colley - Architect

Panelists:
Alan Graham - Founder and CEO Mobile Loaves & Fishes
William Stiteler - Vice Principal Construction Careers Academy
Michael Shannon - PE, CBO, Interim Director Development Services Department, City of San Antonio
Zach Giffin - Tiny House Nation, HGTV

1:15-3 p.m.
Resilient Neighborhoods: Building A Stronger Community

Is your neighborhood resilient? This session will bring together individuals who have helped build neighborhood resilience through community planning, local data, emergency preparedness, and by strengthening the bond between people, places and institutions.

Moderator:
Douglas Melnick - Chief Sustainability Officer, City of San Antonio

Panelists:
Laura McKieran - Director of the Unincorporated, CI: Now Confederation
Steven Sano - Chief for Community Partnerships, American Red Cross National Headquarters
James Mendoza - CEM Assistant Emergency Manager, Office of Emergency Management

American Planning Association CEC
1.25 Hours
Course #9124863
NEIGHBORHOODS

WEDNESDAY, MAY 24 • ROOM 211

10-11:20 a.m.
Collaborating To Create Strong Neighborhoods

Working to identify strategies that empower and inform neighborhoods will create a collaborative development process. This work session will address the challenges of building capacity for neighborhood-based development, while discussing how developers can interact and engage with the broader ecosystem of community stakeholders.

Moderator: 
Ed A. Cross, II - CEO, Cushman & Wakefield

Panelists:
Cosima Colvin - Board Member, Beacon Hill Neighborhood Association
Steve Yndo - Chair, ULI San Antonio District Council
Peter French - CEO, Rising Barn
Jennifer Gonzalez - Executive Director, Alamo Community Group
Angel Jose Gonzalez II - San Antonio Housing Commission

American Planning Association CEC
1.25 Hours
Course #9124861

1:15-3 p.m.
Bouncing Forward: Managing Neighborhood Change

Putting equitable development principles into practice is most effective when policy and real estate investment strategies are based on knowledge about how and why neighborhoods change over time, including data-driven projections of how future investment patterns and local policies might shape neighborhoods. Panel members will discuss how to analyze and anticipate neighborhood change using data and mapping.

Moderator:
Jackie Gorman - Chief Executive Officer, SAGE

Panelists:
Levar Martin - Director of Programs, NALCAB
Christine Drennon, Ph.D. - Associate Professor, Sociology & Anthropology, Trinity University

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10-11:20 a.m.
The Impact Of Educational Quality On Communities

Schools are integral neighborhood anchors, and the history and future of neighborhoods is intertwined with educational outcomes. This panel provides an opportunity to discuss San Antonio neighborhoods in the context of both housing and education policies.

**Moderator:**
Richard Milk - Director of Policy and Planning, San Antonio Housing Authority

**Panelists:**
Christine Drennon, Ph.D. - Associate Professor, Sociology & Anthropology
Pedro Martinez - Superintendent, San Antonio Independent School District
Chris Lazaro - Housing Policy Manager, City of San Antonio
Jessica Weaver - CEO, Communities in Schools of San Antonio

1:15-3 p.m.
Achieving Diverse Communities By Design

This session will explore how policies related to architecture, site design, and zoning converge to either foster or discourage diversity in our neighborhoods. Attendees will learn how the Mueller neighborhood in Austin has come to serve as a model for integrating a wide range of housing opportunities to achieve community diversity and how the HemisFair redevelopment in San Antonio will bring a range of housing choices back to the site of the 1968 World's Fair.

**Moderator:**
Chris Lazaro - Housing Policy Manager, City of San Antonio

**Panelists:**
Chris Lazaro - Housing Policy Manager, City of San Antonio
Jana McCann - FAIA, McCann Adams Studio
Omar Gonzalez - Director of Real Estate, Hemisfair Park
Kelly Weiss - CEO, Community Wheel House

American Planning Association CEC
1.25 Hours
Course #9124864
SPECIAL TOPICS

WEDNESDAY, MAY 24 • ROOM 212B

10-11:20 a.m.
Senior Housing & Aging in Place

More than 1 in 5 Bexar County residents are over the age of 60, making the issue of senior housing more important than ever before. In this timely session, developers Dr. Frank Rees, Jr., Michelle Clark, and former HUD Secretary Henry Cisneros will share their experience in addressing the housing needs of today’s seniors as well as practical ways that our neighborhoods can help aging adults live independently in their own homes.

Moderator:
TBD

Panelist:
The Honorable Henry Cisneros - Founder & Chairman, CityView
Dr. Frank Rees, Jr. - Founder, Rees Architecture, Interior Design and Planning
Michelle Clark - Senior Associate, Rees Architecture
Yolanda Perez - Human Services Administrator, City of San Antonio Department of Human Services

1:15-3 p.m.
The Opportunities And Challenges Of Redevelopment

Across the nation, local barriers to the housing market have restricted housing growth within metropolitan areas, reducing the ability of the housing market to respond to demand, and jeopardizing affordability. The session will discuss the opportunities and challenges of infill development in San Antonio. A particular focus will be the alignment of as-of-right incentives with the SA Tomorrow Plan and Neighborhood Improvements Bond Program.

Moderator:
Pat DiGiovanni - President and CEO, Centro San Antonio

Panelists:
Lori Houston - Assistant City Manager, City of San Antonio
Jim Bailey - Associate Principal, Alamo Architects
David Adelman - Founder and Principal, AREA Real Estate, LLC
Charlie Turner - CEO, Terramark Urban Homes
Ramon Flores - Vice President of Real Estate Development, Port San Antonio

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Though ULI members come from many different backgrounds, we all share in a common goal: to make cities better places to live for people from all walks of life.

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San Antonio Area Market Statistics

April 2017

Total Sales: 2,427 (2% Decrease YoY)
Average Price: $252,854 (8% Increase YoY)
Median Price: $215,500 (8% Increase YoY)

- $199,000 and below = 44.17%
- $200,000-$499,000 = 50.02%
- $500,000 and Up = 5.77%

Average Price Per Sq. Ft.: $115

Active Listings: 8,845 (2017), 8,721 (2016)

Days on Market: 59 (1 Day less than 2016)

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What does the Comprehensive Plan say about Housing?

The Housing element of the Comprehensive Plan provides a set of goals and policies that respond to our long-term housing needs and challenges. They encourage a greater mixture of housing types that are affordable and accessible to all San Antonians, and direct growth primarily to priority areas and corridors.

**Housing Goals**

- Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.

- Goal 2: A variety of housing types is available at a variety of price and rent levels.

- Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

- Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to regional centers.

- Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

- Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
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