

2025 | HOUSING IS SUMMIT



HOUSING IS

A CLPHA INITIATIVE



AGENDA

MAY 1, 2025

8:00- 9:00am	Breakfast
9:00- 9:15am	Opening Plenary Welcome to the 2025 Summit! Opening Remarks Maria Razo, CLPHA Board Treasurer, and Executive Director, Housing Authority of the County of San Bernardino Sunia Zatterman, Executive Director, CLPHA Abra Lyons-Warren, Director, <i>Housing Is</i>
9:15- 9:45am	Keynote: Connecting childcare for low-income Americans with access to safe, affordable housing is a proven method to improve educational attainment and life outcomes for the one million children living in federally assisted housing. <i>Housing Is</i> has worked with members of Congress to translate this approach into legislation and public policy. Keynote Speaker Congresswoman Suzanne Bonamici, (D-OR) a champion of early childhood interventions, has introduced three bills endorsed by Housing Is to bridge access to housing with childcare and educational services: Build Housing with Care Act, Project Turnkey Act, and START Housing Act. The Build Housing with Care Act, if enacted, would have a significant impact on low-income families in need of accessing convenient and affordable childcare. The Project Turnkey Act would help address America's housing crisis by creating more affordable housing and support services for people experiencing homelessness. The START Housing Act would expand a pilot program to help individuals in recovery from a substance use disorder become stably housed. In a long-standing <i>Housing Is</i> Summit tradition, Congresswoman Bonamici's remarks will explore how affordable, convenient childcare in low-income housing communities can increase families' access to early childhood education, economic opportunities, housing stability, and other resources that can improve their life outcomes. <ul style="list-style-type: none">• The Honorable Suzanne Bonamici (D-OR), U.S. House of Representatives• Introduction by Ian Davie, Chief Operating Officer, Home Forward
9:45- 10:45am	Plenary: Advancing Housing Solutions: Proven Strategies and New Opportunities This moderated discussion will explore the current state of cross-sector initiatives, drawing on successful models like the Veterans Affairs Supportive Housing (VASH) program, the Emergency Housing Voucher (EHV) program, HOPE VI, various workforce development programs, and community health workers. Panelists will reflect on these proven successes, highlight best practices, and analyze how they have contributed to positive outcomes for individuals and communities. Additionally, the conversation will explore emerging opportunities, including state and local efforts to better serve special populations and

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strategies for fostering collaboration across sectors to enhance support for vulnerable groups and help them attain improved economic outcomes.

- Moderator: Kriston Capps, Staff Writer, CityLab, Bloomberg
- Andy McMahon, Principal, Health Management Associates
- Maria Razo, CLPHA Board Treasurer, and Executive Director, Housing Authority of the County of San Bernardino

10:45-
11:00am

Break

11:00-
12:00pm

Plenary: 10 Year Roadmap

CLPHA's Ten Year Roadmap is marshalling the necessary policies, resources, services, and political support to preserve the portfolio by leveraging increased and targeted public and private investments through redevelopment, mixed-use transformations, transfer of assistance, and other innovative strategies. For the first time, *Housing Is* is pioneering a strategic framework to assess the need, available resources, and gaps to improve education, health, and workforce development outcomes for residents and increase economic mobility. This session will discuss progress in identifying resources and developing policies to scale that make buildings and neighborhoods sustainable platforms for improving life outcomes for residents.

- Introduction and Framing by Sunia Zaterman, Executive Director, CLPHA
- Kevin Lombardi, Director of Research, National Center for Health in Public Housing
- Olajumoke Oladipo, Health Communications and Research Analyst, National Center for Health in Public Housing

12:00-
1:15pm

Lunch

Meeting of Public and Affordable Housing Professional Summer Learning Community

- Emily Samose, ECS Consulting

1:15-
2:30pm

Breakout Sessions #1 | Funding/Policy



Partnerships

Addressing Homelessness for Expectant Parents, Infants, and Children 3 and Younger: Convening Partners to Build and Communicate a Policy Agenda and Messaging Campaign

Homelessness during pregnancy or in the first three years of a child's life has lifelong consequences for physical health and mental well-being. *Housing Is* is working with a coalition of organizations to build a policy agenda and messaging campaign addressing homelessness for families with children prenatal-3 years old and promoting strong early childhood development and economic security. In this session, coalition members will participate in a moderated discussion to provide an overview of our work to date to elevate

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the message that homelessness is preventable, and that stakeholders must take action to address it. The session will also include time for a listening session to hear from attendees about what messages and policy agenda items are important in their sectors and communities.

- Abra Lyons-Warren, Director, *Housing Is*
- Catherine Murphy, Senior Researcher Manager, Prevent Child Abuse America
- David Mandell, Senior Policy Advisor, Zero to Three
- Erin Patterson, Senior Director, Strategic Initiatives and Partnerships, SchoolHouse Connection



Health & Housing

Catalyzing Change: Using Community-Level Collaborations to Improve Health Outcomes among PHA Residents

Collaboration among public housing authorities, community-based organizations, health care providers, and payers can reduce negative health outcomes and enable community-centered solutions that address resident needs. In 2020, CLPHA entered into an innovative partnership with a health care partner that uses localized data in combination with community-level collaborations to improve health and social outcomes and drive meaningful change. These partnership models have been implemented at eight PHA sites across the country, where community partners have co-created multi-year, data-driven interventions with a path to sustainability. During this session, panelists will highlight learnings from interventions to address diabetes prevention, food insecurity, and health and digital literacy through community-based education, coaching, and other activities.

- Borami C. Lee, MPH, Program Manager of Health & Wellness, Housing Authority of the City of Austin
- Debra Grant, Resident Services – Regional Manager, King County Housing Authority
- Clifford Dukes, Chief Operating Officer, Austin Urban Technology Movement
- Speaker from Managed Care Organization partner



Education & Housing

The Power of Three: A Cross-Collaborative Approach to Removing Educational Barriers to Employment

This interactive session will highlight the collaboration between the Chicago Housing Authority (CHA), Women Employed (WE), and City Colleges of Chicago (CCC) to help CHA residents secure family-supporting jobs. Learn about the Career Foundations course developed by WE and CCC, which helps students assess skills, explore career paths, and create a plan for college certificate or degree programs. The session will also cover how CHA began offering this course in fall 2024 to participants in the LevelUP Family Self-Sufficiency program and the course's current impact.

- Gionna N. Branch, Director of LevelUP (FSS) Program, Chicago Housing Authority
- Tara Driver, Senior Career Pathways Manager, Women Employed
- Stephenie McLean, LevelUP (FSS) Coach, Chicago Housing Authority

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2:30-
2:45pm

Break

2:45-
4:00pm

Breakout Sessions #2 | Resident Engagement



Partnerships

How to Make Housing Safe and Affirming for Older Adults

Housing concerns impact many older adults, but for some communities there are added challenges that have built up over a lifetime, making their path to safe and affordable housing more difficult. This session will provide background on the housing challenges facing different communities, the importance of housing for older adults that invests in the needs of those communities, and perspectives on strategies to develop and sustain affordable housing that is safe and open for all people.

- Ed Miller, Elder Initiative Program Manager, John C. Anderson Apartments
- Josh Dubensky, Housing Policy Advocate, SAGE
- Rozanne Look, Vice President, Mary's House for Older Adults



Health & Housing

Storytelling as Healing

This presentation explores two pilot studies that introduced storytelling as a healing practice in professional development for nursing students and public housing staff. The session will highlight how integrating narrative competence—the ability to recognize, absorb, and interpret stories—enhances empathy and understanding of social determinants of health. These studies suggest that incorporating storytelling into community health and housing education leads to more personalized, effective interventions, ultimately improving the quality of care in these settings.

- Joan Caley, Board Chair, WSU-Vancouver and University of Portland Nursing Instructor (Retired), Vancouver Housing Authority/University of Portland School of Nursing and Health Innovations
- Kit Kuran, Director of Supportive Services, Vancouver Housing Authority



Education & Housing

Creating Impact with National Partners to Improve Children's Educational Outcomes

Real change and scale require ways to extend our reach beyond what any one of us can achieve alone, and ensuring the impact of early school success for low-income children is predicated on having the right mix of organizations, networks and champions to advance the work. This session will feature two of the Campaign for Grade Level Reading's Resource Network partners (The Basics and ParentChild+) who are effectively stepping up in public housing communities to help assure better futures for children. With representatives from each, we will explore phases of development and discuss outcomes. Parent/participant voice will be included.

- Angie Drakeford, North Carolina State Director, ParentChild+
- Bonnie Howard, Senior Fellow, Campaign for Grade-Level Reading
- Khalesha McKie, Property Manager/ParentChild+ Graduate, WINN Companies

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- Malkia Singleton Ofori-Agyekum, Mid-Atlantic Regional Director, ParentChild+
- Odessa Blocker, Director, Youth and Family Center, Philadelphia Housing Authority
- Ron Ferguson PhD, Founder and Executive Director, The Basics, Inc.

4:00-
5:00pm

Reception

Relax and chat with other attendees over a cup of coffee or glass of wine following the first day of Summit sessions!

MAY 2, 2025

8:30-
9:30am

Breakfast

9:30-
9:35am

Welcome Back Remarks

Sunia Zaterman, Executive Director, CLPHA
Abra Lyons-Warren, Director, *Housing Is*

9:35-
10:35am

Plenary 3: Teamwork Makes the Dream Work: Partnerships between PHAs and Pro Sports Teams That Create Play Spaces and Programming for Youth

Children experience many benefits from access to sports fields and programming, including exercise, socialization, and skill building. When looking to provide these important opportunities for afterschool and summer activity, PHAs often partner with their cities' professional sports teams and hometown athletes to help build sports fields in low-income communities and provide support for athletic programming. In this session, PHAs and their pro sports partners will discuss how they worked together to bring this impactful programming to young PHA residents and offer their lessons learned for other organizations looking to replicate and scale these offerings.

- Cristopher Arzate, Deputy Assistant Director, Housing Authority of the City of Los Angeles
- Marc Maye Project Blue CEO & Community Liaison for the Los Angeles Rams
- Phillippia Goldsmith, Community Building Director, Seattle Housing Authority
- Rachael Steward, Deputy Director, Housing Operations, Seattle Housing Authority

10:35-
10:45am

Break

10:45-
12:00pm

Breakout Sessions #2 | Case Studies

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Partnerships

Direct Rental Assistance: Emerging Pilots and Early Lessons

Currently, the Housing Choice Voucher (HCV) program, the nation's largest tenant-based rental assistance program, pays rent subsidies to landlords on participating tenants' behalf. Evidence shows that HCV is a critical source of housing and economic stability for residents. But at the same time, low rates of landlord participation and other challenges limit the number of households that can benefit. In a Direct Rental Assistance (DRA) model, the rent subsidy would instead go directly to tenants, potentially making assistance easier and less costly to deliver, and increasing tenant agency. Researchers from the University of Pennsylvania's Housing Initiative at Penn, the NYU Furman Center's Housing Solution Lab, and MDRC discuss emerging efforts to pilot DRA and early lessons about the feasibility, design, and impact of these initiatives.

- Claudia Aiken, Director of New Research Partnerships, Housing Solutions Lab at the NYU Furman Center
- Martha Galvez, Executive Director, Housing Solutions Lab at the NYU Furman Center
- Nandita Verma, Senior Fellow, MDRC
- Vincent Reina, Professor, Department of City and Regional Planning at the University of Pennsylvania, and Founder and Faculty Director of the Housing Initiative at Penn



Health & Housing

Accessing Affordable Assisted Living in Public Housing – The New Jersey ALP Model

New Jersey's Assisted Living Program (ALP) allows residents in publicly subsidized housing to maintain affordable rent while receiving comprehensive assisted living services. This model relies on a partnership between housing providers and ALP providers. Panelists will explore the NJ ALP framework and discuss strategies to replicate it, aiming to expand access to equitable home and community-based services for public housing residents.

- Ayse Akincigil, Associate Professor, Rutgers University, Hub for Aging Collaboration
- Candace Robinson, Director of Healthy Communities, Capital Impact Partners
- EJ Vizzi, Director of Senior Programs, The Bright Side Family



Education & Housing

WISH: Highline College & King County Housing Authority's Partnership to Support Homeless Students

Supported by national and Washington state data, this session will explore the impact of housing insecurity and homelessness college students. Panelists will focus on the importance of a thoughtful approach to program development, featuring support programs like While in School Housing (WISH). Participants will learn about an effective model for public housing authorities, sustainable partnerships with higher education, and an online toolkit for engaging partners.

- Dr. Ted Dezember, Senior Manager for Educational Initiatives and Youth Programs, King County Housing Authority
- Kerrie Rene, Senior Administrative Program Manager, King County Housing Authority
- Mariela Barriga Chavez, Associate Dean for Innovation, Transformation & Student Support, Highline College

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- Saido Alinur, Student Housing & Retention Program Manager, Highline College

12:00-
1:15pm

Lunch

Direct Rental Assistance Community of Practice Kickoff: Working Lunch for Agencies Designing DRA Pilots and Evaluations

Agencies and their partners who are actively exploring Direct Rental Assistance (DRA) pilots and programs are invited to a working lunch to get to know one another, workshop pilot and evaluation design questions, and launch a community of practice.

1:15-
2:30pm



Breakout Sessions #4 | Data & Research

Partnerships

Strategies for Community-Building: Nurturing Social Connectivity through Partnerships in the Built Environment

This interactive session will explore strategies for community building and peacebuilding through a collaboration between university, community-based organization (CBO), and housing authority personnel in multi-family affordable and public housing. Focused on fostering social cohesion and resident organization development, the session highlights how disconnected neighbors can become a supportive community. Drawing on over 30 years of partnership, the Housing Authority of the City of Milwaukee, the University of Wisconsin-Milwaukee (UWM), and UWM's Institute for Systems Change and Peacebuilding will share their cross-sector solutions and project curricula.

- Marie Sandy, UWM Institute of Systems Change and Peacebuilding
- Paul Williams, Choice Neighborhood Initiative Coordinator, Housing Authority of the City of Milwaukee (HACM)
- Sandy Short, Food Justice & Community Wellness Coordinator, HACM
- Silvia Patricia Gelvez Delgado, Graduate Project Assistant, University of Wisconsin – Milwaukee (UWM) Institute of Systems Change and Peacebuilding



Health & Housing

Exploring Evidence-Based Health Interventions to Address Hoarding

This session explores how coordinated interventions can improve the lives and health of residents dealing with excessive clutter, which affects their safety and well-being. Panelists will go beyond inspections and sanitation issues, focusing on evidence-based health interventions and staff support to address high clutter and promote personal and community health and safety.

- Ashley Kraft, Clutter Support Coordinator, Seattle Housing Authority and Co-Chair, Northwest Hoarding Coalition
- Jesscia Chow, Health and Housing Program Manager, Seattle Housing Authority
- Rachael Steward, Deputy Director, Housing Operations, Seattle Housing Authority



Education & Housing

The Power of Place: Helping Housing Mobility Programs Transform Educational Outcomes

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This session explores how the Housing Choice Voucher (HCV) program can be leveraged to advance educational outcomes for low-income families. Panelists will introduce a research-based toolkit being developed through collaboration between researchers, practitioners, and policy advocates that aims to equip housing mobility programs with strategies for supporting student success when voucher-holding families move to lower poverty, high performing school districts.

- Anna Rhodes, Assistant Professor of Sociology, Rice University
- Joanea Spencer, Director of Housing Search & Landlord Recruitment, Boston Housing Authority
- Philip Tegeler, Senior Counsel, Poverty & Race Research Action Council (PRRAC)

2:30-
3:00pm

Closing Remarks

Registration

<https://clpha.org/housing-summit>

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