

# HOUSING IS Summit 2026



HOUSING IS  
Building Partnerships. Improving Lives.



## AGENDA

### THURSDAY MAY 7, 2026

8:00-  
9:00am

#### **Breakfast**

9:00-  
9:15am

#### **Opening Plenary | Welcome to the 2026 Summit! Opening Remarks**

Jeffery K. Patterson, Board President, CLPHA and CEO, Cuyahoga Metropolitan Housing Authority  
La Shelle Dozier, CEO, Council of Large Public Housing Authorities  
Abra Lyons-Warren, Director, *Housing Is*  
Sponsor

9:15-  
9:20am

#### **Video Remarks:**

- The Honorable Governor Wes Moore (D-MD)

9:20-  
10:20am

#### **Plenary – Preventing Evictions: Partnership between Boston Housing Authority and HomeStart to Keep Residents Housed**

Evictions are costly and have negative impacts not only for tenants, but also for landlords. Recognizing this challenge, the Boston Housing Authority formed an innovative partnership with HomeStart that helps residents avoid evictions due to non-payment *and* reduces BHA's costs. The organizations will provide a detailed overview of how they work together, discuss its impressive results, and provide a forum for housing organizations interested in replicating this model in their own communities.

- Kenzie Bok, Administrator, Boston Housing Authority
- Matt Pritchard, President & Executive Director, HomeStart, Inc.

10:20-  
10:45am

#### **What's Important to You? Understanding Your Learning Goals for the Summit**

We'll kick off the conference by asking a few questions and having a discussion about what you're looking forward to learning from the sessions. Your responses will help guide our closing conversation.

10:45-  
11:00am

#### **Break**

11:00-  
12:15pm



## **Breakout Sessions #1 | Funding/Policy**

### **Partnerships**

#### **Leveraging Bond Finance Strategies to Expand Workforce & Mixed Income Housing**

Across the country, PHAs are deploying innovative bond finance tools to expand workforce and mixed-income housing beyond the constraints of traditional federal programs. This session brings together national leaders to explore award-winning models, transformation strategies, and scalable, mixed-income development approaches supported by efficient use of municipal tools. Panelists will share replicable financing structures, risk management strategies, and public-private models that reduce borrowing costs, accelerate production, and strengthen long-term financial resilience.

- Robert Bitzenhofer, Vice President, Development, OCCH
- Tanya Dempsey, Co-CEO, CSG Advisors
- Mary-Margaret Lemons, President, Fort Worth Housing Solutions
- Zachary Marks, EVP, Head of Real Estate Development, Enterprise Community Partners



### **Health & Housing**

#### **Expanding Public Housing Access for People with Conviction Records: Policy Implementation and Stakeholder Perspectives**

When people return to their communities following incarceration, access to safe, affordable housing can serve as a foundation for successful reentry. The Vera Institute of Justice undertook a mixed-methods evaluation of three PHAs: Maiker Housing Partners in Colorado, Winnebago County Housing Authority in Illinois, and Providence Housing Authority in Rhode Island, that revised their admissions rules to consider applicants with criminal histories on a case-by-case basis. This evaluation offers valuable insights for PHAs considering similar changes. By addressing both the technical and human dimensions of policy implementation, PHAs can more effectively fulfill their dual role as property managers and community anchors—ultimately supporting successful reintegration and community stability.

- Kelsie Chesnut, Principal Research Associate, Vera Institute of Justice
- Alan Zais, Executive Director, Winnebago County Housing Authority



### **Education & Housing**

#### **Lifting What Works: How States Are Aligning Systems to Prevent Child and Family Homelessness**

Children and families experience life as a whole, yet the systems designed to support them are often organized in silos. Housing, maternal health, mental health, child welfare, early childhood, and workforce supports frequently operate alongside one another rather than in coordination. Even when well-intentioned, this fragmentation can lead to gaps in services, duplicative processes, and policy barriers that ultimately contribute to instability for children and families. A Whole Child, Whole Family, Whole Systems lens challenges this approach by recognizing that family well-being is shaped by multiple interconnected systems. This perspective encourages leaders to move beyond single-agency solutions and instead work across sectors to address the full context of families' lives. By aligning policies, coordinating services, and centering the lived experiences of children and families, states can shift from reacting to crises toward preventing them. This session will highlight how states and communities across the country are rethinking governance structures, partnerships, and cross-sector strategies to better align systems and prevent child and family homelessness before it occurs. Participants will learn how collaborative approaches to systems are helping communities identify upstream solutions and create more responsive supports for families. Through examples and discussion, participants will gain insight into practical strategies states are using to break down silos, strengthen cross-system collaboration, and move toward prevention-oriented approaches.

- Susan Agel, Chair, OCCY Homeless Children and Youth Steering Committee; CEO, Susan Agel Consulting

- Hannah Horrigan, Educational Initiatives Supervisor, Akron Metropolitan Housing Authority
- Erin Patterson, Senior Director, Strategic Initiatives and Partnerships, SchoolHouse Connection
- Darryl Savell, Parent Leader, OCCY Homeless Children and Youth Steering Committee & Parent Partnership Board Member
- Omotunde Sowole-West, Public Health Practitioner, PN-3 Capacity Building Hub, The BUILD Initiative
- Jill Spillman, Resident Services Manager – Special Programs, Akron Metropolitan Housing Authority

12:15-  
1:30pm

**Lunch**

**Meeting of Public and Affordable Housing Professional Summer Learning Community**

- Emily Samose, ECS Consulting

1:30-  
2:30pm

**Plenary – Building Family Economic Mobility Across Systems**

For years *Housing Is* has worked to better intersect the many systems with which low-income families interact. Such cross-sector collaboration is critical for economic opportunity and long-term success. Ascend at the Aspen Institute will discuss their program Forward with Families, connecting what works for families on the ground to the leadership, narrative change, and investment needed to scale solutions across systems and sectors. The session highlights affordability, family economic security, and five interconnected focus areas for families with young children.

- Steph Brueck-Cassoli, Assistant Director for Activation & Impact, Ascend at the Aspen Institute

2:30-  
2:45pm

**Break**

2:45-  
4:00pm



**Breakout Sessions #2 | Case Studies**

**Partnerships**

**Helping Young Families Thrive: Highlighting Thrive From the Start and State Level Efforts to Address Homelessness for Babies, Infants, and Their Families**

Thrive From the Start (TFTS), a national network focused on solving homelessness and housing instability for infants, toddlers and expectant parents, recently announced awards to ten state teams of \$100,000 to educate key constituencies in their state and localities about the impact of homelessness and housing instability on babies, infants and their families. *Housing Is* is proud to serve as a founding organization of TFTS along with ZERO TO THREE, SchoolHouse Connection, Prevent Child Abuse, and the National Collaborative for Infants & Toddlers. This session will share more about TFTS’ work and highlight efforts from Pennsylvania and Colorado, two state grant recipients.

- Heather Craiglow, Head Start Collaboration State Director, Colorado Department of Early Childhood
- Tracy Duarte, Director, Pennsylvania Head Start Collaboration Office
- Karen Fox Elwell, Vice President of Family & Community Impact, Warren Village
- David Mandell, Senior Policy Officer, ZERO TO THREE



## Health & Housing

### **Watts Rising: Developing Community-based Processes to Address Overall Community Health within a Public Housing Agency**

The Housing Authority of the City of Los Angeles (HACLA) received a grant from the National Institutes of Health for its Watts Rising team community to develop a structural-level intervention to address health. The Watts Rising collaborative is an example of how a public housing agency can support communities within and surrounding our public housing developments and improve the communities' quality of life and health. Participants will learn about the community-engaged approaches that were used to develop the collaborative's resulting intervention and will participate in a mock discussion group on social determinants of health and how they impact community well-being.

- Katrina Kubicek, Strategic Initiatives Senior Project Manager, HACLA
- Alba Nunez, Member, Watts Rising Community Leadership Council



## Education & Housing

### **From Housing to Higher Education: Building Higher Education Partnerships to Empower Residents**

Albany Housing Authority, in collaboration with the Coalition of Urban Serving Universities (USU), will highlight a successful partnership with the University at Albany - State University of New York that allows field practicum students the opportunity to assist public housing residents in accessing supportive services and higher education. This session will share practical lessons learned, strategies for collaboration, and key takeaways for public housing authorities seeking to partner with colleges and universities to expand access, strengthen educational pathways, and uplift long-term outcomes for residents. As part of ongoing work to boost postsecondary efforts, *Housing Is* is pleased to serve on the USU Advisory Council, which works to advance health, sustainability, and economic vitality of urban areas.

- Elizabeth Crowe, Assistant Director of Undergraduate Field Education & Programming, University at Albany - State University of New York
- Jimmy McClellan, Director, Coalition of Urban Serving Universities
- Theresa A. Rodriguez, Director of Programs & Support Services, Albany Housing Authority

4:00-

#### **Reception**

5:00pm

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

# AGENDA

## FRIDAY MAY 8, 2026

8:00-

#### **Breakfast**

9:00am

9:00-

#### **Welcome Back Remarks**

9:05am

La Shelle Dozier, CEO, Council of Large Public Housing Authorities  
Abra Lyons-Warren, Director, *Housing Is*

9:05-  
9:10am

### Video Remarks

- The Honorable Adam Smith (D-WA), U.S. House of Representatives

9:10-  
9:45am

### New Health and Housing Collaborations Announcement

Collaboration among public housing authorities, community-based organizations, and health care providers can increase positive health outcomes and enable community-centered solutions that address resident needs. In 2020, CLPHA entered an innovative collaboration with a large national health insurer that uses localized data, combined with community-level collaborations, to improve health and social outcomes and drive meaningful change. We are very excited to announce two new PHA sites that have just been added to this collaboration!

- Teniola Olafuyi, Health Policy & Program Analyst, *Housing Is*/CLPHA
- Abra Lyons-Warren, Director, *Housing Is*
- Representatives from the New Sites

9:45-  
10:45am

### Plenary – Connecting Research and Policy to Real Change for Families

Building on day 1 of the Summit, which highlighted the importance of cross-sector solutions for low-income families, this plenary brings together research, policy, and place-based practice to explore what it takes to improve outcomes for this population. The session shares insights on what has worked, what policymakers should explore, and lessons from a place-based systems transformation effort which shows how research can inform real-world change and how local practice can implement real and effective policies.

- Elaine Maag, Co-Director, Innovations in Cash Assistance for Children Tax and Income Supports Division, Urban-Brookings Tax Policy Center
- Elisa Minoff, Director of Economic Security & Senior Fellow in Policy History, The Center for the Study of Social Policy (CSSP)
- Sarah Rosen Wartell, President, Urban Institute

10:45-  
11:00am

### Break

11:00-  
12:15pm

### Breakout Sessions #3 | Data & Research

#### Partnerships

#### Conditional Shelter: Work Requirements and Time Limits in Federal Rental Assistance Programs

HUD has drafted a rule that would allow housing authorities to impose work requirements and time limits on receipt of federal housing assistance. This session will discuss the implications of this proposal, drawing on findings from a scan of work requirement and time limit policies housing authorities have implemented to date, as well as an analysis of HUD administrative data to better understand how many and what kinds of households might be affected.

- Claudia Aiken, Director of New Research Partnerships, Housing Solutions Lab, NYU Furman Center
- Martha Galvez, Executive Director, Housing Solutions Lab, NYU Furman Center
- Ellie Lochhead, Doctoral Fellow, NYU Furman Center





## Health & Housing

### Baltimore's Housing and Healthcare Pilot: Moves for Health

Representatives from the Baltimore Regional Housing Partnership (BRHP) and Johns Hopkins University (JHU) will introduce a housing and healthcare partnership pilot, the Healthy Children Voucher Demonstration (HCD). Inspired by the Mobility Asthma Project (MAP), HCD aims to help families with children suffering from a health issue transition to healthier neighborhoods. This program is a collaboration between PHAs, community healthcare workers, and clinical researchers. Presenters will discuss barriers to housing and healthcare collaborations, inventive solutions to navigating data sharing, HIPPA compliance, and informed consent, as well as the program's success demonstrated through participants' qualitative improvements.

- JaNay DeVaughn, Client Resource Navigator, BRHP
- Craig Pollack, Katey Ayers Endowed Professor, Johns Hopkins Bloomberg School of Public Health
- Jackie Rittenhouse, Special Projects Coordinator, BRHP
- Laken Roberts, Assistant Scientist, JHU Bloomberg School of Public Health



## Education & Housing

### Stable Homes Stable Schools – Ending the Cycle of Poverty

An estimated one in five children in Minneapolis has experienced homelessness or eviction threats. Housing insecurity among families with children is closely linked to educational instability, resulting in higher poverty rates in adulthood, perpetuating homelessness and economic instability across generations. Education offers a path to break this cycle by providing opportunities for better futures. The Stable Homes Stable Schools initiative is a pioneering collaboration between four government agencies - Minneapolis Public Housing Authority, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools – that aims to reduce homelessness in families with children. Since 2019, 6,302 children and 2,225 families have benefited from the program.

- Dr. Erin Anderson, Ph.D, Research and Data Supervisor, Minneapolis Public Housing Authority
- Brandon Crow, Director of HCV, Minneapolis Public Housing Authority
- Kelly Jackson, Parent Engagement Lead, Minneapolis Public Schools

12:15-  
1:15pm

### Lunch

1:15-  
2:30pm

### Breakout Sessions #4 | Resident Engagement

#### Partnerships

#### Keeping Families Together through Effective Housing and Child Welfare Partnerships

Safe, stable housing is essential for family well-being, yet housing instability often drives child welfare involvement and hinders reunification. This session explores cross-sector strategies to systematically identify and address housing needs for families impacted by child welfare involvement. Participants will learn from data, evidence, and lessons from communities where child welfare agencies, housing authorities, and partners align resources to improve outcomes. Through practical examples and discussion, attendees will discover how collaborative cross-sector approaches can prevent unnecessary foster care placements, promote family stability, and ensure effective utilization of housing resources to strengthen families and transform systems.

- Andrew Johnson, Director, Systems Transformation, Family and Youth, CSH
- Kristy Johnson, Senior Vice President, Research, King County (WA) Housing Authority
- Amanda Seybert, Housing Programs Manager, Spokane (WA) Housing Authority
- Janel Winter, Assistant Commissioner and Director, Division of Housing and Community Resource, New Jersey Department of Community Affairs





## Health & Housing

### The Power of Choice: People, Partners, and Community

This panel interrogates how “choice” functions within the lived realities of public-housing families navigating federally mandated redevelopment. Drawing on data from Durham’s Choice Neighborhoods Initiative relocation, the session illustrates how diminished agency, cultural trauma, and structural inequities elevate anxiety, depression, and learned helplessness—undermining policy narratives that frame displacement as opportunity. The workshop also examines the Achieving Stability, Community Engagement, and New Directions (ASCEND) trauma-informed curriculum, grounded in Universal Design for Learning principles, as a systems-level approach that strengthens resident agency, institutional coherence, and cross-sector alignment in housing stability efforts. Participants will explore an integrated framework linking authentic choice to policy architecture, psychological well-being, and community partnership.

- David Regan, Senior Program Coordinator, Duke University Health System- Office of Community Health
- Karen Lado, Durham Choice Program Manager, Durham Housing Authority
- Eric O. Smith, Durham Choice People Lead, Durham Housing Authority
- Heather Wilson, Director of Strategic Initiatives, Downtown Durham Inc.



## Education & Housing

### Workforce Collaboration Hits the Road

Panelists will preview the Housing Authority of the City of Pittsburgh’s (HACP) CyberBus 2.0 initiative focused on workforce development programming. CyberBus 2.0 is a future expansion of its highly successful CyberBus, which offers mobile digital literacy programming. CyberBus 2.0 will complement and enhance existing workforce development initiatives through mobile services provided through cross-sector collaborations with the Master Builders Association and Literacy Pittsburgh. Panelists will give their replicable insights on how the initiative is designed to enhance residents’ employability, facilitate connections between job seekers and in-demand employers, and provide services to assist residents with education and pre-employment supportive services.

- Lance Harrell, Director of Workforce Development & Community Engagement, Master Builders Association
- Michelle Sandidge, Chief Community Affairs Officer, HACP
- Lloyd C. Wilson, Jr., Resident Sustainability Manager, HACP

2:30-  
3:15pm

### Closing - From Insight to Action

This interactive closing ties together key themes from the Summit and the challenges attendees identified on Day 1, discussing how they can translate from learning into action. Attendees will reflect on what resonated, identify practical takeaways, and consider how to apply cross-sector approaches in their own communities.

- Steph Brueck-Cassoli, Assistant Director for Activation & Impact, Ascend at the Aspen Institute

### Registration

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

clpha.org | housingis.org | @clpha | @housing\_is

**#housingis2026**