



46TH Annual **HOUSING
VISIONARY
AWARD** *Gala*

2018 Honorees

NANCY ANDREWS LIIF

MAYOR MIKE DUGGAN CITY OF DETROIT

DAN GILBERT QUICKEN LOANS

LINDA SMITH U-SNAP-BAC

BOB POHLMAN CNHED

JUNE 14, 2018

ANDREW W. MELLON AUDITORIUM
WASHINGTON DC



BUILDING STRONGER COMMUNITIES

At JPMorgan Chase, we are committed to our communities and work with a diverse group of partners to provide creative and innovative solutions that respond to community development and affordable housing needs. These partnerships are essential to making a meaningful impact on communities, their residents and businesses.

We proudly support the National Housing Conference's 46th Annual Housing Visionary Award Gala. Congratulations to this year's honorees.



JPMORGAN CHASE & CO.

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Welcome



**NATIONAL
HOUSING
CONFERENCE**

WELCOME FROM TED S. CHANDLER
AND DAVID M. DWORKIN



TED S. CHANDLER

CHAIR



DAVID M. DWORKIN

PRESIDENT AND CEO
NATIONAL HOUSING CONFERENCE

WELCOME TO NHC'S 46TH ANNUAL HOUSING VISIONARY AWARD GALA

Tonight's Gala recognizes the community investments, public-private partnerships and sustained advocacy that are the hallmarks of successful housing and community development. We are proud to honor Nancy O. Andrews, past president and CEO of the Low Income Investment Fund, and "Team Detroit"—Mayor Mike Duggan, Dan Gilbert of Quicken Loans and Linda Smith of U-SNAP-BAC—with our Housing Visionary Award. Detroit's recovery has been amazing to nearly everyone who has experienced it, and has been built on a foundation of teamwork that will inform future efforts throughout the country.

We are also grateful to have the opportunity to honor Robert "Bob" Pohlman with the Carl A.S. Coan, Sr., Public Service Award. As executive director of the Coalition for Nonprofit Housing and Economic Development, Bob fought for the creation of Washington, D.C.'s Housing Production Trust Fund. Hundreds of affordable homes exist in our city as a testimony to Bob's "sustained advocacy." Bob passed away in April and we are grateful to his family for joining us this evening as we celebrate his life and achievements.

This evening marks a turning point for NHC. Thanks to the support of our members, their service on our committees and task forces and the dedication of our Board of Governors, NHC is stronger than ever. In 2018 we've grown our membership in both number and diversity. We've brought new energy and focus to the policy issues that matter to our members. And we've returned to the central principle of our founding in 1931: that a nonpartisan coalition of leaders from the public and private sectors can build a movement to defend our American Home.

Thank you for being part of this evening—and most importantly, for being part of the National Housing Conference.

Yours,



TED S. CHANDLER
CHAIR



DAVID M. DWORKIN
PRESIDENT AND CEO

JUNE 14, 2018 ANDREW W. MELLON AUDITORIUM

A TRIBUTE TO THE FLAG

THE ALTERNATE ROUTES

WELCOME AND ACKNOWLEDGEMENTS

DAVID M. DWORKIN

President and CEO, National Housing Conference

TED S. CHANDLER

Chief Operating Officer, AFL-CIO Housing Investment Trust
Immediate Past Chair, National Housing Conference

LINDA MANDOLINI

Executive Director, Eden Housing
Chair, National Housing Conference

ANNE SEGREST MCCULLOCH

President and CEO, Housing Partnership Equity Trust

DUANE S. DUNCAN

Senior Vice President, Genworth Financial

PRESENTATION OF THE 2018 HOUSING VISIONARY AWARD

TO NANCY ANDREWS

AND TO TEAM DETROIT: MAYOR MIKE DUGGAN, DAN GILBERT AND LINDA SMITH

PRESENTATION OF CARL A.S. COAN, SR., AWARD FOR PUBLIC SERVICE

IN HONOR OF ROBERT POHLMAN

CLOSING

DAVID M. DWORKIN

President and CEO, National Housing Conference

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46th Annual HOUSING
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RECEIVING THE CARL A.S. COAN, SR., AWARD FOR PUBLIC SERVICE



ROBERT POHLMAN

The National Housing Conference is pleased to honor former Coalition for Nonprofit Housing and Economic Development executive director Robert Pohlman with the Carl Coan, Sr., Award for Public Service to Affordable Housing. NHC established the award in 1984 to honor Carl A.S. Coan, Sr., for his leadership on

housing and community development legislation during his professional career. NHC continues to honor Mr. Coan's legacy by presenting the award to those who demonstrate exceptional commitment to affordable housing.

RECEIVING THE HOUSING VISIONARY AWARD

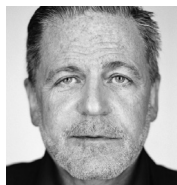
The National Housing Conference congratulates our 2018 Housing Visionary Award honorees for their commitment to affordable housing and innovative comprehensive community development work.



NANCY ANDREWS
*Low Income
Investment Fund*



MAYOR MIKE DUGGAN
City of Detroit



DAN GILBERT
Quicken Loans



LINDA SMITH
U-SNAP-BAC

ANDY BARR
SIXTH DISTRICT, KENTUCKY
COMMITTEE ON FINANCIAL SERVICES

SUBCOMMITTEE ON
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CHAIRMAN

SUBCOMMITTEE ON FINANCIAL INSTITUTIONS
AND CONSUMER CREDIT



Congress of the United States
House of Representatives
Washington, DC 20515
June 14, 2018

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National Housing Conference
1900 M Street, NW
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Washington, DC 20006-1326

Dear Friends:

It is my distinct privilege to serve as an Honorary Chair of the National Housing Conference's 46th Annual Housing Visionary Award Gala. For the past 87 years, NHC has been a national leader in promoting safe and affordable housing to transform our communities. Tonight's gala celebrates NHC's critical partnerships with business, government, and non-profit organizations that have been at the forefront of these innovative efforts.

I offer my sincerest congratulations to the NHC's 2018 Housing Visionary Award recipients including Nancy Andrews of LIIF, Dan Gilbert of Quicken Loans, Linda Smith of U-SNAP-BAC, and Detroit Mayor Mike Duggan. These individuals and their organizations are leading efforts to build public-private partnerships and advance community investment in order to ensure that more American families have a safe and affordable place to call home.

The work of these honorees and other organizations are critical to achieving our shared goals of promoting economic growth and empowering individuals toward upward mobility. As Congress continues our efforts in this realm, I am inspired by the work of NHC and their partner organizations that we honor this evening.

On behalf of the 6th District of Kentucky, I wish you all the best and thank you for your dedication to this very worthy cause.

Sincerely,

Andy Barr
Member of Congress

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BILL FOSTER

CONGRESS OF THE UNITED STATES
11TH DISTRICT, ILLINOIS

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SECURITIES AND INVESTMENTS

SUBCOMMITTEE ON
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SUBCOMMITTEE ON
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COMMITTEE ON

SCIENCE, SPACE, AND TECHNOLOGY

SUBCOMMITTEE ON ENERGY

SUBCOMMITTEE ON SPACE

June 14, 2018

National Housing Conference
1900 M St NW
Washington, DC 20036

Dear Friends:

It is an honor to offer my sincerest greetings to everyone who is attending the National Housing Conference's Annual Gala. The National Housing Conference (NHC) has a proud history of working to ensure safe and affordable housing for all, and I am honored to serve as an Honorary Chair.

As a scientist, I know the critical role that data and research play in improving the quality of life for Americans all across the country. The NHC has provided leading research that has helped lawmakers develop sound, rational housing policy at all levels of government. Your work has gone a long way towards providing safe and affordable housing for Illinoisans, and I look forward to working with you towards expanding housing access for low-income families.

The work of the NHC has made great strides in the nationwide effort to achieve quality housing for all. It has had a lasting impact on the Chicago Metropolitan Area, the State of Illinois, and the country as a whole. On behalf of the 11th Congressional District of Illinois, I thank you for your dedication, and I wish you all the very best in the years to come.

Sincerely,



Bill Foster
Member of Congress

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CHARLES E. SCHUMER
NEW YORK

Democratic Leader

United States Senate

WASHINGTON, DC 20510-3203

June 14, 2018

Dear Friends:

Please accept my warmest greetings and sincerest congratulations as you gather for the National Housing Conference's 46th Annual Housing Visionary Award Gala. I am grateful for the opportunity to recognize the National Housing Conference and tonight's honorees on this wonderful occasion.

Since its inception, the National Housing Conference has worked tirelessly to ensure that everyone has access to safe and affordable housing. The NHC advocates for fair housing policies to encourage homeownership and long-term housing for low to moderate-income families and coordinates projects that improve collaboration amongst housing, energy and transportation agencies. Through active community engagement and a strong legislative agenda, NHC has been able to advance their policy initiatives, helping countless families across the United States. I applaud the NHC for its commitment to providing the housing community with the research and resources it needs to make the American dream possible for all.

Furthermore, I would like to take this opportunity to recognize tonight's honorees: **Nancy Andrews**, Low Income Investment Fund; **Mayor Mike Duggan**, City of Detroit; **Dan Gilbert**, Quicken Loans; **Linda Smith**, U-SNAP-BAC; and **Bob Pohlman**, Coalition for Housing and Economic Development. I am honored to join everyone gathered here tonight in recognizing tonight's honorees for their commitment and exceptional dedication to ensuring affordable housing options for all Americans. I look forward to working with the NHC as my colleagues and I continue to fight for equality for everyone.

Again, congratulations and thank you for your continued support of these essential resources and commitment to underserved families. I am confident the National Housing Conference will continue these noble efforts for many more years to come. Best wishes for a wonderful evening!

Sincerely,



Charles E. Schumer
United States Senator



Chris Van Hollen
U.S. Senator

June 14, 2018

Dear Friends:

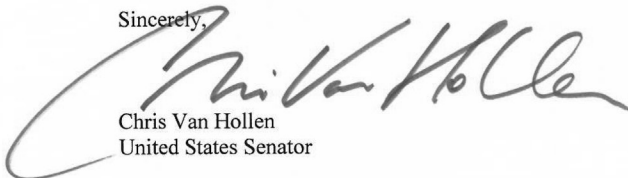
I am pleased to extend my warmest greetings to everyone attending the National Housing Conference's 46th Annual Housing Visionary Awards Gala. I am honored to serve as an Honorary Chair.

Affordable housing must be a priority as we work to create opportunity for all Marylanders. The development of affordable housing has a positive and lasting impact on our communities. Decent, safe, and affordable housing improves economic mobility, reduces poverty and homelessness, positively impacts health outcomes and strengthens the economy. The need for affordable housing continues to increase, and distressed housing conditions and concentrated poverty disproportionately affects many at-risk communities.

I am grateful for the women and men who, through their hard work and dedication, help make the National Housing Conference's ideal of enabling every American to live in a quality, affordable home in a thriving community a reality. Please be assured that I will continue to fight for programs that put decent, safe, affordable housing within reach of hardworking individuals and families.

I am deeply grateful to the National Housing Conference for its tireless work on behalf of our communities. I am honored to be your partner in your important work.

Sincerely,



Chris Van Hollen
United States Senator

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Congress of the United States
House of Representatives

Juan Vargas
51st District, California

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April 20, 2018

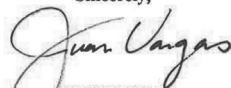
Dear National Housing Conference Friends,

Welcome to the National Housing Conference 46th Annual Housing Visionary Award Gala. I am thrilled to serve as an Honorary Chair of the 2018 Gala. Since 1931, the NHC has worked to promote safe, decent and affordable housing for all in America. NHC highlights the importance of affordable housing as an essential platform for stabilizing neighborhoods and improving household outcomes.

Affordable housing is one of the key challenges of our time. Providing safe and affordable housing to low-income residents and vulnerable communities is a critical test of our values as a nation. In honor of today's Gala, I wish to recognize the individuals that have answered the call to improve how we fund, plan, build and communicate about affordable housing and community development efforts. I applaud the NHC's 2018 Honorees, Nancy Andrews of LIIF, Dan Gilbert of Quicken Loans, Linda Smith of U-SNAP-BAC, and Detroit's Mayor, Mayor Mike Duggan for their outstanding commitment, advocacy and leadership in addressing this critical issue for affordable housing.

Congratulations to the National Housing Conference's 2018 Honorees! I look forward to continuing to work with you and the NHC to tackle affordable housing issues throughout the country.

Sincerely,


JUAN VARGAS
Member of Congress

ROGER WILLIAMS
25TH DISTRICT, TEXAS

COMMITTEE ON FINANCIAL SERVICES
SUBCOMMITTEE ON MONETARY POLICY
AND TRADE - VICE CHAIR

SUBCOMMITTEE ON FINANCIAL INSTITUTIONS
AND CONSUMER CREDIT

SUBCOMMITTEE ON TERRORISM
AND ILLICIT FINANCE



Congress of the United States
House of Representatives
Washington, DC 20515

June 14, 2018

Mr. David Dworkin
President and Chief Executive Officer
National Housing Conference
1900 M Street, Northwest
Suite 200
Washington, D.C. 20036

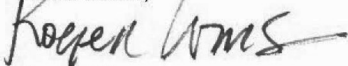
Dear Friends,

It is my humble honor to serve as an honorary chair for the National Housing Conference's 46th Annual Housing Visionary Award Gala, and welcome everyone to tonight's event. For the past 87 years, NHC has been a successful, world-class leader in promoting safe and affordable housing options for all Americans.

I offer my genuine congratulations and gratitude to this year's recipients of the NHC's 2018 Housing Visionary Award: Nancy Andrews of Low Income Investment Fund (LIIF), Dan Gilbert of Quicken Loans, Linda Smith of United Streets Networking and Planning; Building a Community (U-SNAP-BAC), and Detroit Mayor Mike Duggan.

Each of these honorees has contributed to making a real difference in our communities, and they are more than deserving of our praise and recognition. Thank you to everyone who helped out with organizing tonight's gala - this is always a wonderful event with even better people.

In God we trust,



Roger Williams
Member of Congress

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2018 CARL A.S. COAN, SR., AWARD FOR PUBLIC SERVICE

**ROBERT POHLMAN**

This year, the Carl A.S. Coan, Sr., Public Service Award was presented to Robert Pohlman in honor of his long and distinguished career as a champion of affordable housing. The Carl A.S. Coan, Sr. Award is presented in recognition of outstanding commitment and leadership in the effort to provide decent, safe and affordable housing in this country. Established in 1984, it is named after Carl A. S. Coan, Sr., who was widely regarded by his peers as one of the most effective housing staff directors on Capitol Hill.

Bob Pohlman was a pivotal figure in organizing and leading a sustained housing advocacy campaign to gain dedicated funding for the Housing Production Trust Fund, which has gone on to become one of the national's most successful housing trust funds in existence. It has invested more than \$400 million to help finance the production of more than 8,000 affordable homes for D.C. families.

Mr. Pohlman served as the executive director for the Coalition for Nonprofit Housing & Economic Development (CNHED) from 2000 to 2014. During his tenure, he led the 140-member organization to great heights by ensuring that residents with low- and moderate- incomes have proper housing and opportunities in neighborhoods throughout the Washington, DC. In addition to leading major housing advocacy campaigns for the Housing Production Trust Fund, the creation of a rent subsidy program and a fast-track affordable housing acquisition fund, CNHED's consistent policy work led to five D.C. agencies adopting a consolidated funding process for permanent supportive housing.

Before becoming executive director of the Coalition for Nonprofit Housing & Economic Development (CNHED), Mr. Pohlman served in the D.C. government for over 20 years where he held the roles of Director of the Department of Housing and Community Development, Deputy Mayor for Finance and Chief Executive Officer. He also served on both the District's Comprehensive Housing Strategy Task Force and on the Housing Production Trust Fund Advisory Board. For over 40 years, he has been a vital leader in the affordable housing community in D.C., working to provide affordable housing for every resident who lacks it in the District of Columbia.

The award was presented to Mr. Pohlman in a private ceremony at his home. In his acceptance remarks, Mr. Pohlman, crediting the many CNHED members and supporters who advocated alongside him, said he was "grateful for this personal award, knowing that an award like this is one that is won by many."

2018 HOUSING VISIONARY AWARD



NANCY ANDREWS

Nancy O. Andrews' career spans four decades in community development. For the past 20 of those years, she led the Low Income Investment Fund (LIIF), which has invested \$2.2 billion in community projects serving more than two million people. LIIF's investments have leveraged \$10.8 billion in private capital for underserved communities in 31 states across the U.S. and generated \$57 billion in benefits for families and society. Andrews led the expansion of LIIF's programs from an initial focus on affordable housing to include a range of community supports including schools, early care and education, health and transit-oriented development, making LIIF one of the nation's premier community development financial institutions (CDFIs) with staff and offices in San Francisco, Los Angeles, New York City, Washington, D.C. and Atlanta, Georgia.

Under her leadership, LIIF's investable capital has grown 30 times over from \$35 million to more than \$1 billion. As a thought leader in the industry, Andrews' work has influenced federal policy, including the creation of the Capital Magnet Fund, and capital innovations such as outcomes-based investments like Equity with a Twist.

Andrews' peers recognize the impact of her work at LIIF and across her career. "Your record of accomplishment at LIIF is remarkable," shared Janet Yellen, former chair of the Federal Reserve, in a congratulatory letter to Andrews. "In twenty years of service, you have built LIIF into a leading CDFI with operations in 30 states and over \$1 billion in capital. Your vision has not only taken LIIF's work to scale but has been a leading light for innovation."

Sarah Wartell, president of the Urban Institute, has this to say about Andrews' accomplishments: "LIIF today embodies the characteristics that Nancy has brought to it over her whole tenure of leadership. LIIF today is a talented organization having attracted so many extraordinary people. It's a disciplined organization that uses capital wisely. It's an ambition organization, not only in terms of how much lending and investment you do, but ambitious in terms of the way you lift of people and improve communities."

In addition to her work at LIIF, Andrews has served on numerous boards and committees of community development and environmental organizations, including Bank of America's National Community Advisory Council, Morgan Stanley's Community Development Advisory Committee, Capital One's Community Advisory Council, the National Housing Law Project, Rail~Volution and the Federal Reserve Board's Consumer Advisory Council. She is also involved in international development and has served on the boards of the Center for International Tropical Agriculture, the Center for International Forestry Research and the International Center for Insect Physiology and Ecology.

Before joining LIIF, Nancy served as the deputy director of the Ford Foundation's Office of Program-Related Investments, where she assisted in the management of a \$130 million social

investment portfolio. She also designed and launched the foundation's housing policy program, which focused on national housing and capital market issues.

Carol Galante, faculty director at the Turner Center for Housing Innovation at University of California, Berkeley, first met Andrews while she was in this role and shared this, "I recall first meeting Nancy when she was at the Ford Foundation. I was in awe then, as I still am today, of her remarkable analytical capabilities combined with a passion and energy for making meaningful change. So, I wasn't surprised when she took over the helm of LIIF and transformed it into the powerhouse of impact that it is today. I congratulate Nancy and thank her for leading the way in innovation and impact."

Darren Walker, president of the Ford Foundation, who was first introduced to Nancy 25 years ago while she was getting her start working in community development, said "Many communities across this county have benefited from [her] leadership. In fact, [Nancy has] been a singular force for good, for justice, for fairness and more equity in this country."

Following her tenure at the Ford Foundation, she was the chief financial officer of the International Water Management Institute, a World Bank-supported development organization with offices in 10 countries, making her mark globally.

During the Clinton administration, Andrews consulted for the Department of Housing and Urban Development to restructure its \$18 billion multifamily mortgage portfolio, and for the Department of the Treasury on establishing the CDFI Fund.

"During the Clinton administration, FHA Commissioner Nic Retsinas assembled a group of innovative and disruptive women as part of his leadership team and as consultants," shared Anne Segrest McCulloch, president and CEO of Housing Partnership Equity Trust and NHC Board of Governors member. "They were dreaming big and were driving excellence and urgency in execution — and were making FHA the place to be for people who cared deeply about affordable housing. Nancy was one of the real thought leaders in that group. From her time at HUD to her leadership at LIIF, Nancy has inspired me and so many of us who are following in her path."

Of Andrews, Retsinas said "I've always admired your work. I've been impressed with what you have accomplished; the difference you have made around the world. I see your footprints all over the world. They're both a beacon of what can be and both a pathway on how to get there. You're very, very special."

Daniel Nissenbaum, who before succeeding Andrews served as LIIF's board chair, reflected on Nancy's leadership. "There are those who do the work and those who define the work; Nancy has always been able to see around the next corner, to connect different parts of the work and to translate all that to broader audiences... a rare quality indeed."

We thank Nancy Andrews for her service to America's communities, and congratulate her on receiving the Housing Visionary Award!

TEAM DETROIT AND THE MOTOR CITY MIRACLE

MAYOR MIKE DUGGAN, DAN GILBERT AND LINDA SMITH

The City of Detroit has long been a symbol of American strength and ingenuity. Founded by French trappers, a magnet for immigrants throughout the 19th century, and home of Ford Motor Company and the mass production of automobiles for the masses. By 1950, the city had nearly 2 million residents and was a worldwide symbol of American power. But beneath the surface, racial and economic inequality were destroying the city's future from the inside out. By 1970, the city was in seemingly irreversible decline and despite brief progress, the next recession always wiped out all of the progress made. That is the environment in which all three of our honorees were raised, but they would not see their city succumb. Each devoted their life's work to building a future for the neighborhood, their company, their community.



**MAYOR MIKE
DUGGAN**

City of Detroit

Mike Duggan started his first term as the

75th mayor of Detroit restoring basic services to residents and creating a Department of Neighborhoods to address residents' concerns about blight and disrepair in their communities. Under Mayor Duggan's leadership, the city has embarked on a mission of equitable revitalization, working to build dense neighborhoods where residents have an active voice in shaping redevelopment. Mayor Duggan is serving his second term as Detroit's mayor, and won his first election as a write-in candidate in 2013.

By 2013 when the city filed for bankruptcy and the city's population was nearly one-third of its postwar peak, each of our honorees had built a track record of success by defining a vision and refusing to accept failure. In a meeting with President Obama, Dan Gilbert boldly declared that the city could not be saved without repairing its neighborhoods — not later, now. He helped found the Detroit Blight Task Force and was joined by Linda Smith, Executive Director of U-SNAP-BAC and others who in the midst of the city's many crises, set about to identify every blighted and irreparable home in the city and demolish each one in order to stabilize neighborhoods, curb crime and reverse plummeting property values that made repairing thousands of other homes impossible.



LINDA SMITH
U-SNAP-BAC

As Executive
Director of the
community

development nonprofit U-SNAP-BAC, Linda Smith has spent more than two decades supporting neighborhood-driven housing development in the east side of Detroit. This 2016 Michiganian of the Year honoree leads her organization's work providing homebuyer education classes, home repair, rehabilitation of vacant properties and the construction of over 130 affordable rental and single-family homes.

They were joined in this effort by newly elected Mayor Mike Duggan, who had an established track record having brought the Detroit Medical Center back from the brink. He rebuilt the city's leadership infrastructure to tackle its most pressing problems. Gilbert had already invested over \$1 billion of his own money in the city's future (now greater than \$2 billion) — an unprecedented commitment; and Linda Smith had devoted her life to rebuilding Detroit's East Side one block at a time. But without a functioning city government and dynamic leadership at the top, sustainable success would not be possible. Mayor Duggan brought those missing pieces and much more.



DAN GILBERT
Quicken Loans

A Motor City
native, Quicken
Loans founder

and chairman Dan Gilbert has led one of the most ambitious privately financed urban revitalization projects in American history. Through purchase and redevelopment of downtown real estate and place-making planning in partnership with local government, community, business and economic development coalitions, Gilbert has catalyzed Detroit's revitalization.

Detroit exited bankruptcy in 2014, and this April, the state of Michigan ceased day-to-day control and oversight of the city's finances. Basic services are being re-established for residents, and the downtown renaissance is bringing people and jobs back to the city. NHC is proud to honor Mayor Duggan, Linda Smith and Dan Gilbert with the 2018 Housing Visionary Award for their exceptional work to catalyze, establish and build upon the revitalization of the City of Detroit through investment, partnership and equitable neighborhood recovery.

2018 GALA HOST COMMITTEE CO-CHAIRS



Anne Segrest McCulloch
President & CEO
Housing Partnership
Equity Trust



Duane Duncan
Senior Vice President
Genworth Financial

The Honorable Bruce Poliquin
Maine, 2nd District

The Honorable Rob Portman
Ohio

The Honorable David Price
North Carolina, 4th District

The Honorable Keith Rothfus
Pennsylvania, 12th District

The Honorable M. Michael Rounds
South Dakota

The Honorable Brian Schatz
Hawaii

**The Honorable
Charles E. Schumer,**
Democratic Leader
New York

The Honorable Debbie Stabenow
Michigan

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Michigan, 11th District

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2018 ANNUAL **POLICY SYMPOSIUM**

FRIDAY, JUNE 15

WASHINGTON MARRIOTT AT METRO CENTER / WASHINGTON, DC



INNOVATIONS IN COMPREHENSIVE COMMUNITY DEVELOPMENT

Join housing leaders from around the country to discuss innovations in community development strategies and learn how affordable housing leaders are achieving lasting change in distressed communities. Speakers will discuss next steps in the City of Detroit's amazing recovery as well as the role of public-private partnerships in comprehensive community development efforts.

8:30 a.m.

REGISTRATION AND NETWORKING BREAKFAST

9 a.m.

WELCOME AND KEYNOTE MAYOR MIKE DUGGAN, CITY OF DETROIT

9:45 a.m.

PANEL I: NEXT STEPS FOR DETROIT

Detroit has experienced historic growth in recent years. Incredible partnership from the state and local governments, as well as financial investors like Linda Smith of U-SNAP-BAC, Dan Gilbert, the Kresge Foundation and JPMorgan Chase, has led to historic progress at creating jobs, rebuilding a vibrant downtown and implementing strategies to meet the city's housing and community development needs. Panelists will discuss next steps for the City of Detroit and how to leverage the revitalization to tackle persisting challenges like distressed properties, small business and commercial redevelopment and addressing the need for small-balance lending in the single-family market.

10:55 a.m.

PANEL II: THE ROLE OF PUBLIC-PRIVATE PARTNERSHIPS IN COMPREHENSIVE COMMUNITY DEVELOPMENT

Effectively revitalizing distressed communities requires a significant investment of both public and private capital and a holistic strategy focused not just on affordable housing, but on how to create quality neighborhoods where families can learn, shop and play. Organizations like the Low Income Investment Fund, Cinnaire and Develop Detroit have been working in these communities and crafting successful public-private partnerships. Panelists will discuss how they have implemented these broader efforts, the financing programs that make them possible and how they are leveraging their success to expand their efforts and footprint.

12 Noon

ADJOURN



The National Housing Conference has been defending the American Home since 1931. Everyone in America should have equal opportunity to live in a quality, affordable home in a thriving community. NHC convenes and collaborates with our diverse membership and the broader housing and community development sectors to advance our policy, research and communications initiatives to effect positive change at the federal, state and local levels. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization.

POLICY AND ADVOCACY

Our approach and our unique history set our policy and advocacy work apart. NHC's mix of public and private sector members allows us to call for the right policy actions for a given challenge. We can evaluate policy options objectively, and policymakers hear our voice from that objective position. And NHC is the country's oldest housing organization, which lends weight to our voice, whether we are convening stakeholders to focus on an emerging housing challenge or advising policymakers on affordable housing.

NHC's policy and advocacy work is advised by our Policy Committee, which provides broad, strategic guidance to staff, such as choosing policy priorities and serving as a sounding board on controversial issues. The committee reports to the board.

RESEARCH

NHC's research connects directly to practitioners to impact housing policy, bring federal perspective to local, regional and state affordable housing policy issues and examine a broad set of housing policies. Originally created by NHC as a separate research affiliate in the 1990s, the Center became an official program of NHC in 2013.

NHC's research work is advised by our Research Committee, which supports and promotes NHC's research and helps to advance the research agenda. Members of the Research Committee also serve as members of NHC's Board of Governors. Selected for their knowledge and expertise, these individuals provide insight on current housing policy related research issues. In addition, the members of the Research Committee actively collaborate with staff on research strategies, outreach, publications, events and more.

COMMUNICATIONS

Through our housing communications program, NHC builds a national network of housing communicators, discovers and disseminates best practices in message development and communications and promotes new ways of thinking about the role of communications in housing work.

NHC's housing communications work is advised by the Communications Committee, which assists NHC in creating and carrying out its communications program, as well as in identifying strategies to enhance its public role. The Communications Committee reports to NHC's Board of Governors and includes both members of the Board of Governors and senior staff of NHC member organizations.

SOLUTIONS CONVENINGS

NHC's Solutions convenings bring practitioners, advocates, policymakers, applied researchers and program administrators from around the country together to discover policy innovation and best practices in housing and community development. Solutions for Affordable Housing on Nov. 27–28 at the National Press Club in Washington, D.C., will address some of the most important issues confronting the affordable housing community after the November presidential and congressional elections. In the spring, Solutions for Housing Communications explored the tools and techniques housing communicators need, from brand to message to media relations.



JOIN NHC TODAY!

This year, NHC has embarked on an exciting path of leadership of the national housing advocacy community, building on its extensive network of nationally recognized leaders in affordable housing and 86 year long history of defending the American Home. NHC has a full range of membership options to accommodate any budget, which helps enhance our diversity while providing outstanding leadership opportunities for well-established organizations. Our membership includes leaders in banking, homebuilding and affordable housing advocacy, as well as Realtors®, nonprofit housing development corporations and housing finance agencies, just to name a few.

Now more than ever, NHC is needed to advocate for and defend our American Home. NHC is active in ensuring that housing finance reform preserves a stable, inclusive and effective mortgage finance system. We have led the effort to unify the affordable housing community on funding for the National Housing Trust Fund and the Capital Magnet Fund, and are working with our industry's leading innovators and thought leaders to develop and share best practices in cutting-edge community development that increases the number of high-opportunity neighborhoods, as well as the working families who are a part of them.

For more information, contact membership@nhc.org or visit nhc.org/membership.



For more than 80 years, the housing industry has recognized in NHC the value of raising a united and nonpartisan voice in support of affordable housing for all. Help lead this broad coalition alongside many of the nation's top housing organizations and individuals as part of NHC's Leadership Circle.

Leadership Circle members are invited to participate in special events throughout the year and receive premier seating at the annual NHC Gala.



YOUNG LEADERS IN AFFORDABLE HOUSING

The Young Leaders in Affordable Housing (YLAH) is a membership network of young professionals and students under the age of 35 interested in affordable housing. A special member designation of the National Housing Conference, YLAH is committed to advancing the goal of providing housing to low- and moderate-income individuals and families through sound community revitalization policies. YLAH members have exclusive access to professional and leadership opportunities and NHC events.

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TED CHANDLER

AFL-CIO Housing Investment Trust

Ted Chandler is the chief operating officer of the AFL-CIO Housing Investment Trust. He also is a founding board member and director emeritus of the California Housing Consortium, a regional affiliate of the National Housing Conference.

VICE CHAIR

LINDA MANDOLINI

Eden Housing

Linda Mandolini has been the executive director at Eden Housing since 2001. Eden Housing is one of California's oldest non-profit housing development companies and has developed or acquired 7,450 units throughout California. Linda oversees affordable housing production, resident support services and property management components of the organization, their combined annual operating budget of over \$48 million and a staff of 200 employees.

SECRETARY

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Housing Partnership Equity Trust

Anne McCulloch is CEO at Housing Partnership Equity Trust. McCulloch previously served as senior vice president of credit and housing access for Fannie Mae. Before Fannie Mae, she served in government with the U.S. Department of Housing and Urban Development, the Federal Deposit Insurance Corporation and the Resolution Trust Corporation and was a lawyer in private practice representing advocacy groups, labor unions and nonprofits on mission and organizational matters.

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BRIAN TRACEY

Bank of America Merrill Lynch

Brian K. Tracey is a senior vice president at Bank of America Merrill Lynch. In his role with Community Development Lending &

Investments, he leads a team of real estate professionals in providing tax credit equity and debt financing for affordable housing and other community development projects coast-to-coast.

AT-LARGE MEMBERS

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John L. Kelly is a partner with Nixon Peabody LLP in the affordable housing group of the firm's real estate department. He is also former president of the National Housing and Rehabilitation Association. John is NHC's Immediate Past Chair

STEVE O'CONNOR

Mortgage Bankers Association

Steve O'Connor is senior vice president of public policy and industry relations at the Mortgage Bankers Association (MBA). He manages MBA's residential policy process for legislative, regulatory and industry issues. O'Connor directs MBA's regulatory advocacy efforts. He is also responsible for outreach to industry groups, consumer organizations and other key stakeholders. O'Connor joined MBA in 1996. Steve chairs NHC's Membership Committee.

JANIS SMITH

Janis Smith Executive Communications

Janis Smith leads Janis Smith Executive Communications. Previously, Janis was the vice president for corporate communications at MERSCORP Holdings, Inc., where she was responsible for corporate communications strategy and initiatives, media relations and internal communications. She previously served with the Federal National Mortgage Association, the Office of the Comptroller of the Currency, the Office of Thrift Supervision, the former Federal Home Loan Bank Board, the Federal Home Loan Bank of Boston and the Massachusetts Companies, Inc. Janis chairs NHC's Communications Committee.

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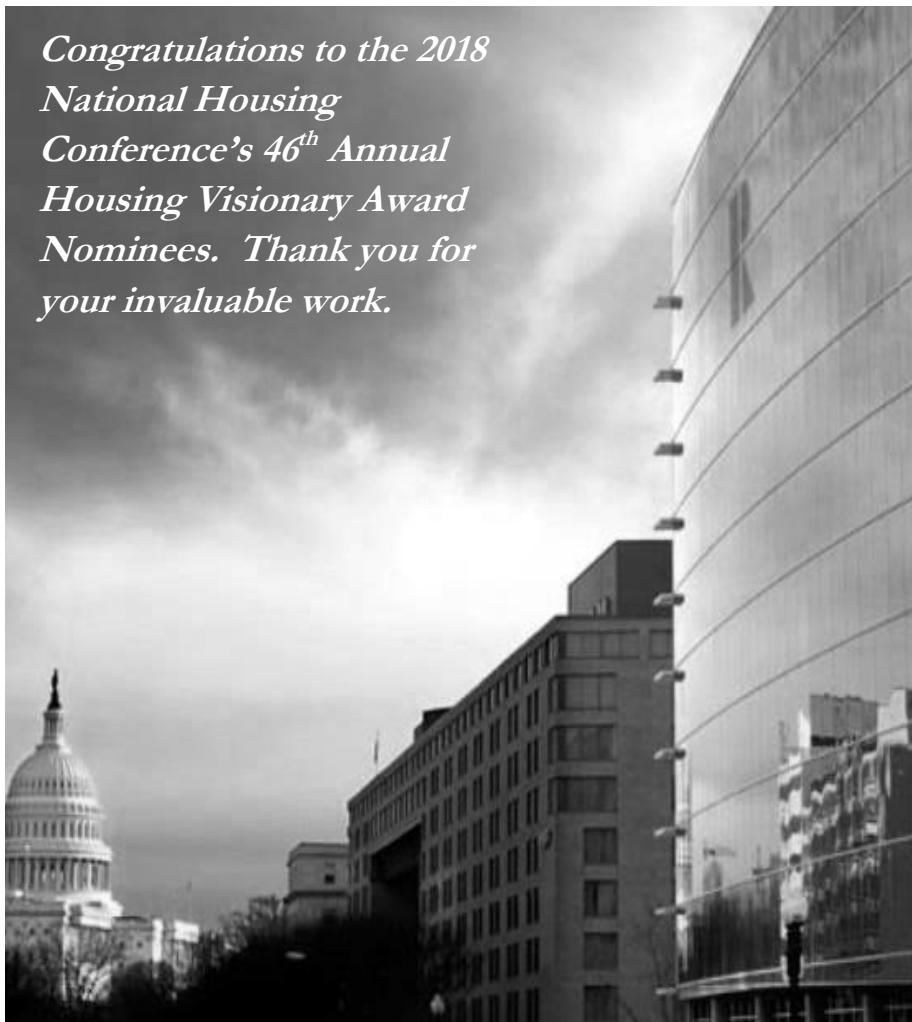
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Nancy Andrews, Low Income Investment Fund,
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As a proud sponsor of NHC, MBA believes affordable, stable housing contributes to a sense of security that can have far reaching impacts on communities.

Congratulations to tonight's honorees!

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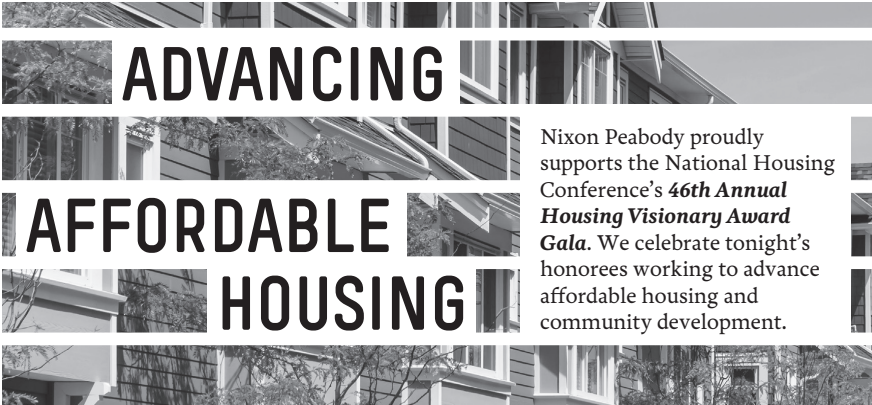
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Lindsay Durr
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The recognition of LIIF president and CEO Nancy Andrews, Team Detroit including Mayor Mike Duggan, Dan Gilbert, and Linda Smith and former CNHED Executive Director Robert Pohlman for their commendable work in supporting and advancing affordable housing initiatives is well-deserved.

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AARP Foundation works with housing organizations across the country to develop solutions that enable older adults to remain in their homes and communities.

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Congratulations to
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It is our great pleasure to support The National Housing Conference and we congratulate the Honorees.



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CHICANOS POR LA CAUSA

We congratulate this year's NHC award recipients for their exceptional contributions to housing:

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Dan Gilbert, Founder and Chairman,
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&

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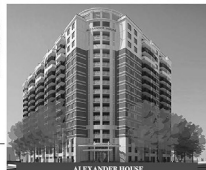
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Congratulations
to all of the evening's honorees!

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Nancy Andrews

Team Detroit:
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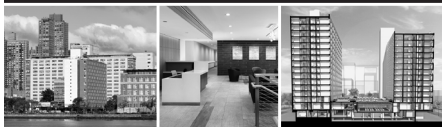
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*Congratulations to
Nancy Andrews - a
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Anne McCulloch

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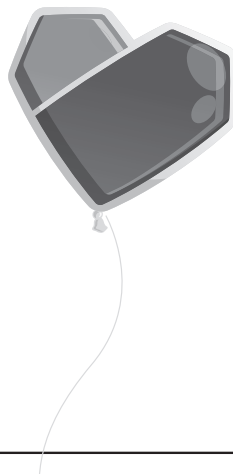
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