



NOVOGRADAC

2022  
RAD Public Housing  
Conference

May 5-6

Hilton Philadelphia at Penn's Landing

# Thank You to Our Co-Hosts and Sponsors

## Co-Hosts



## Sponsors



# Agenda

## Thursday, May 5

8-9 am

### Registration and Breakfast/Login

9-9:05 am

### Conference Welcome

The conference chair welcomes attendees and highlights the schedule for the next two days.

- ◆ **Rich Larsen**, NOVOGRADAC
- ◆ **Rebecca Arthur**, NOVOGRADAC

9:05-9:30 am

### Keynote Address

Start your conference experience by hearing from a RAD public housing champion, who will provide an update on the state of public housing and the RAD program.

- ◆ **David Price**, HOUSE THUD APPROPRIATIONS SUB COMMITTEE

9:30-10:45 am

### Washington Report

Insiders provide insight into what changes could affect public housing and RAD in this session of Congress, including an expansion of the RAD cap and whether funding included in the Build Back Better Act might be part of other legislation.

- ◆ **Peter Lawrence**, NOVOGRADAC
- ◆ **Bennett Hilley**, OFFICE OF RECAPITALIZATION IN HUD'S OFFICE OF MULTIFAMILY HOUSING PROGRAMS
- ◆ **Orlando Cabrera**, ARNALL GOLDEN GREGORY

# Agenda

## Thursday, May 5

10:45-11 am

### Balance Break

Reset for the next session. In-person attendees can grab a snack, visit the exhibit hall or make a connection in the network lounge. Online attendees can grab a snack, peruse the exhibit tab or make a connection in the chat.

11 am-12 pm

### Equity Options for a RAD Transaction

Perhaps the biggest decision in a RAD transaction is what type of funding to use. Experts share various ways to fund your deal, including gap financing options. Learn options and how investors see them.

- ◆ Austin Divino, R4 CAPITAL
- ◆ Nicole Graham, CSG ADVISORS
- ◆ Rebecca Arthur, NOVOGRADAC

12-1:30 pm

### Networking Lunch

1:30-2:30 pm

### Debt or Subsidy Swap

Tax credit equity is not the only option in a RAD transaction. In this session, experts will discuss how to evaluate your options, including using debt or only PHA-held reserves.

- ◆ Rachel Denton, NOVOGRADAC
- ◆ Joshua Reiss, LUMENT

# Agenda

## Thursday, May 5

2:30-2:45 pm

### Balance Break

Reset for the next session. In-person attendees can grab a snack, visit the exhibit hall or make a connection in the network lounge. Online attendees can grab a snack, peruse the exhibit tab or make a connection in the chat.

2:45-3:45 pm

### RAD and Federal Community Development Incentives

Federal tax incentives can finance properties being converted or built through RAD. Hear how the low-income housing tax credit and historic tax credit can provide equity for a RAD transaction, as well as other federal tools such as renewable energy tax credits and the opportunity zones incentive.

- ◆ Marissa Schaffer, REAL ESTATE DEVELOPMENT, NYCHA
- ◆ Keith Pettus, CHASE
- ◆ Cindy Hamilton, HERITAGE CONSULTING GROUP
- ◆ Matt Lockhart, NOVOGRADAC

3:45-4 pm

### Balance Break

Reset for the next session. In-person attendees can grab a snack, visit the exhibit hall or make a connection in the network lounge. Online attendees can grab a snack, peruse the exhibit tab or make a connection in the chat.

# Agenda

## Thursday, May 5

4-5 pm

### Year 15 RAD/LIHTC Considerations

Many PHAs have used mixed financing to redevelop their public housing units. That financing sometimes includes LIHTCs—which means many properties are nearing the end of their 15-year compliance period. Resyndicating the property using the RAD program may be your best option. Hear what to consider while making decisions concerning property operations and ownership structure.

- ◆ **Celia D. Smoot**, KEY COMMUNITY DEVELOPMENT CORPORATION
- ◆ **Charlie A Rhuda**, NOVOGRADAC

5-6 pm

### Networking Reception

# Agenda

## Friday, May 6

7:30-9 am

### Building Bonds Women & Allies Networking Breakfast

All conference attendees are invited to a breakfast to celebrate and encourage women in affordable housing. Make meaningful connections and network with others as you establish or grow your career. Also see how women are doing in the affordable housing space and how it compares to other industries, while hearing about potential career paths.

- ◆ Tanya Dempsey, CSG ADVISORS
- ◆ Nicole Graham, CSG ADVISORS
- ◆ Rebecca Arthur, NOVOGRADAC

8-9 am

### Registration and Breakfast/Login

9:05-9:25 am

### Keynote Address

Start your conference experience by hearing from a RAD public housing champion, who will provide an update on the state of public housing and the RAD program.

- ◆ Ethan Handelman, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

# Agenda

## Friday, May 6

9:30-10:40 am

### Section 18, Faircloth: Other Options

RAD has multiple options, including Section 18 conversions, which involve demolition and disposition of the property with affiliated vouchers. Another option is the Faircloth-to-RAD process, allowed for PHAs that are under their Faircloth limit—which is nearly 220,000 units nationally, to create new public housing units that automatically convert to the Section 8 platform. Hear experts talk about the options, benefits and challenges for these choices.

- ◆ William Lavy, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
- ◆ George McDowell, PHILADELPHIA HOUSING AUTHORITY
- ◆ Georgi Banna, BALLARD SPAHR
- ◆ Dirk Wallace, NOVOGRADAC

10:45 am-12 pm

### RAD is Done. Now What?

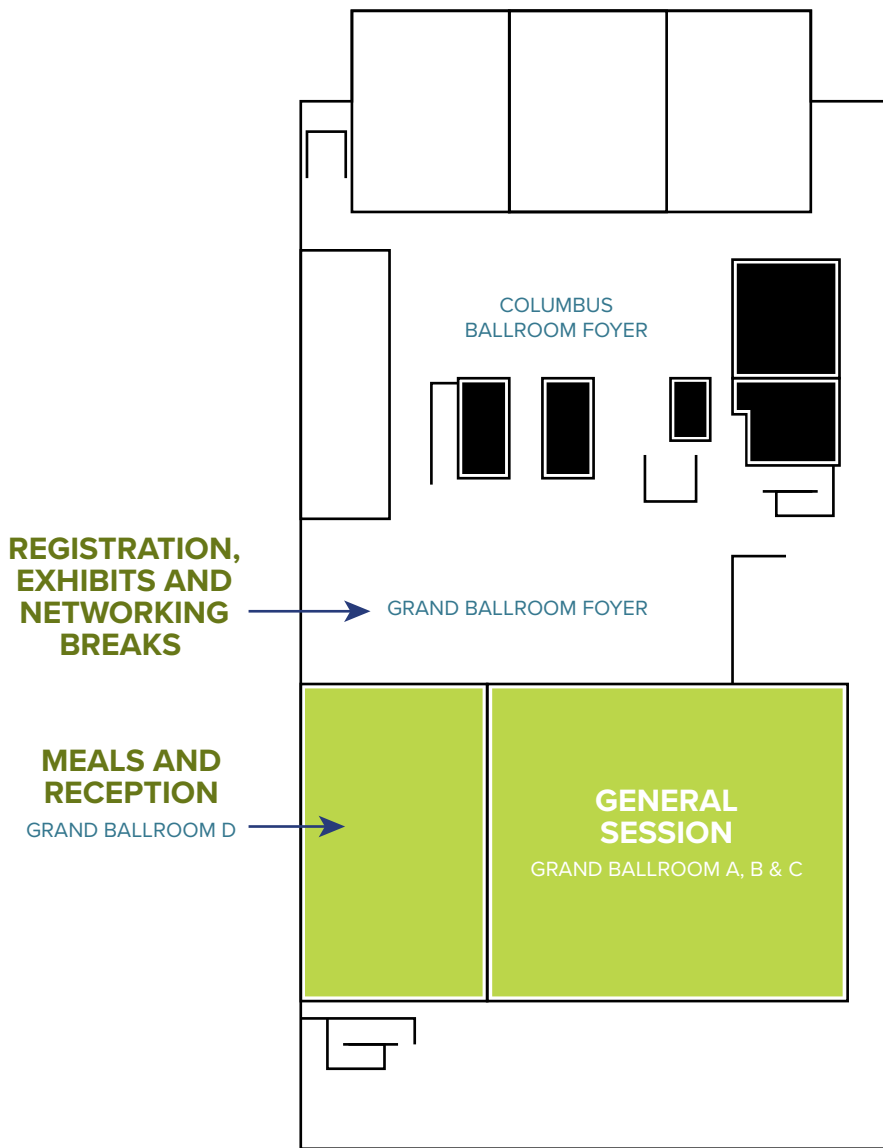
As more PHAs complete RAD conversions, hear what post-RAD life looks like, including issues with post-RAD HUD audits. Also gain an understanding of what issues arise when dealing with your new investor limited partners.

- ◆ Chris Murray, RED STONE EQUITY
- ◆ Rich Larsen, NOVOGRADAC
- ◆ Tanya Dempsey, CSG ADVISORS



# Conference Map

## SECOND FLOOR



**REGISTRATION,  
EXHIBITS AND  
NETWORKING  
BREAKS**

→ GRAND BALLROOM FOYER

**MEALS AND  
RECEPTION**

→ GRAND BALLROOM D

COLUMBUS  
BALLROOM FOYER

GRAND BALLROOM FOYER

**GENERAL  
SESSION**

GRAND BALLROOM A, B & C

# Attendee List

(In alphabetical order by company name. Updated as of May 2.)

- Greg Rodewald, 2 DIAMOND DEVELOPMENT LLC  
Lisa Herrera, 3 DIAMOND DEVELOPMENT LLC  
David Porush, 3 DIAMOND DEVELOPMENT LLC  
Benjamin Porush, 3 DIAMOND DEVELOPMENT LLC  
Margaret Allen, AGM FINANCIAL SERVICES INC.  
Andrew Severt, AGM FINANCIAL SERVICES INC.  
Orlando Cabrera, ARNALL GOLDEN GREGORY LLP  
Polina Bakhtearov, ASAP SOLUTIONS  
Jane Smith, ATHENS HOUSING AUTHORITY  
Dejernette Beaty, ATLANTA HOUSING  
Angela Lowery, ATLANTA HOUSING  
Willa Turner, ATLANTA HOUSING  
Tazzie White, ATLANTA HOUSING  
Georgi Banna, BALLARD SPAHR LLP  
Courtney Hunter, BALLARD SPAHR LLP  
Joe Carmen, BEDFORD LENDING  
Andrew Anania, BERKADIA  
Lisa Rotvold, BEYOND SHELTER INC.  
Holly Knight, BGC ADVANTAGE LLC  
Lisa Phillips, BGC ADVANTAGE LLC  
Kate Gazunis, BLOOMINGTON HOUSING AUTHORITY  
Brian Courtney, BOZRAH INTERNATIONAL MINISTRIES INC.  
Andrew Kerivan, CAMBRIDGE HOUSING  
Bill Anderson, CAMBRIDGE HOUSING AUTHORITY  
Joseph De Larauze, CAMBRIDGE HOUSING AUTHORITY  
Carsten Snow-Eikelberg, CAMBRIDGE HOUSING AUTHORITY  
Martin Bershtein, CAPREIT  
Jimmy Miller, CENSERE CONSULTING LLC  
Iris Santiago, CENSERE CONSULTING LLC  
Tracey Scott, CEO  
Keith Pettus, CHASE  
Amanta Groth, CHESAPEAKE COMMUNITY ADVISORS INC.  
Gregory Johnson, CINCINNATI METROPOLITAN HOUSING AUTHORITY  
Laurence Chan, CINNAIRE  
Justyna Costa, CITY OF FLAGSTAFF - HOUSING AUTHORITY  
Sarah Darr, CITY OF FLAGSTAFF - HOUSING AUTHORITY  
Angela Duncan, CITY OF PHOENIX HOUSING DEPARTMENT  
Daniel Passage, CITY OF PHOENIX HOUSING DEPARTMENT  
Brad Puffer, CITY OF PHOENIX HOUSING DEPARTMENT  
Carmen Rentas, CITY OF PHOENIX HOUSING DEPARTMENT  
Richelle Patton, COLLABORATIVE HOUSING SOLUTIONS  
Keekcemany Alvarez, COPE PROPERTY MANAGEMENT  
Dawn Everett, CORE COMMUNITY PARTNERS  
Kristian Lastre, CORNERSTONE GROUP  
Anthony McCall, COUNTY OF SAN DIEGO  
Tiffani Barletta, CSG ADVISORS INCORPORATED  
Tanya Dempsey, CSG ADVISORS INCORPORATED  
Nicole Graham, CSG ADVISORS INCORPORATED  
Allan Passwaters, DELAWARE STATE HOUSING AUTHORITY  
Becky Reinhart, DESALES COMMUNITY DEVELOPMENT

# Attendee List

(In alphabetical order by company name. Updated as of May 2.)

Cody Owens, DOMINION DUE DILIGENCE GROUP

Debra Bouchard, EAST HARTFORD HOUSING  
AUTHORITY

Christopher Pliszka, EAST HARTFORD HOUSING  
AUTHORITY

Roberto E. Franco, EL PASO COLLABORATIVE /  
CDFI

Travis Barone, ENCORE

Taylin Bower, FEDERAL PRACTICE GROUP LLC

Dan Gordon, FEDERAL PRACTICE GROUP LLC

Scott Szpisjak, FEDERAL PRACTICE GROUP LLC

Jason Borrer, FLINT HOUSING COMMISSION

Adam Diaz, FOX ROTHSCHILD LLP

Marc Rosenthal, FOX ROTHSCHILD LLP

Alec Stone, FOX ROTHSCHILD LLP

Michael Syme, FOX ROTHSCHILD LLP

Sarah Winters, FOX ROTHSCHILD LLP

Merranda James, GA DEPT OF COMMUNITY  
AFFAIRS

Ilona Nagy, GEORGIA DEPARTMENT OF COMMUNITY  
AFFAIRS

William Towns, PHD, GORMAN AND COMPANY

Tom Ayd, GREEN STREET HOUSING LLC

Joe Buckley, GREEN STREET HOUSING LLC

Charles Moore, GREEN STREET HOUSING LLC

Harrison Wallman, GREYSTEEL

Vincent Wynter, HACP

Nathan Tripler, HAI GROUP

Alex Sankov, HCAAC

Andrew Bagley, HELENA WEST-HELENA HOUSING  
AUTHORITY

Adrian Yarbrough, HELENA WEST-HELENA  
HOUSING AUTHORITY

Cindy Hamilton, HERITAGE CONSULTING GROUP

Erin Ward, HERITAGE CONSULTING GROUP

Sheri Davis, HIGHLAND COMMERCIAL MORTGAGE  
LLC

Gabe Seghi, HIGHLAND COMMERCIAL MORTGAGE  
LLC

Tonya Amedon, HOUSING AUTHORITY CITY OF  
FREDERICK

Dhiraj Narayan, HOUSING AUTHORITY CITY OF LOS  
ANGELES

Janet Abrahams, HOUSING AUTHORITY OF  
BALTIMORE CITY

Eric Turner, HOUSING AUTHORITY OF BALTIMORE  
CITY

Vincent Bufis, HOUSING AUTHORITY OF BERGEN  
COUNTY

LaMonyka French, HOUSING AUTHORITY OF  
KANSAS CITY, MISSOURI

Bernadette Gittings, HOUSING AUTHORITY OF  
KANSAS CITY, MISSOURI

Ronald McCoy, HOUSING AUTHORITY OF PRINCE  
GEORGES COUNTY, MARYLAND

Nathan Simms, HOUSING AUTHORITY OF PRINCE  
GEORGES COUNTY, MARYLAND

Karanja Slaughter, HOUSING AUTHORITY OF  
PRINCE GEORGES COUNTY, MARYLAND

Barbara Hood, HOUSING AUTHORITY OF THE CITY  
OF FREDERICK

Elizabeth Ovando-Ringling, HOUSING  
AUTHORITY OF THE CITY OF FREDERICK

John Castanon, HOUSING AUTHORITY OF THE CITY  
OF LOS ANGELES

# Attendee List

(In alphabetical order by company name. Updated as of May 2.)

**John De La Cruz**, HOUSING AUTHORITY OF THE  
CITY OF PASSAIC

**Aaron Darden**, HOUSING AUTHORITY OF THE CITY  
OF TULSA

**Erik Solivan**, HOUSING AUTHORITY OF THE CITY OF  
TULSA

**Darian Walker**, HOUSING AUTHORITY OF THE CITY  
OF TULSA

**Donna Maccari**, HOUSING AUTHORITY OF THE  
COUNTY OF CHEST

**Tyrone Wallace**, HOUSING AUTHORITY OF THE  
COUNTY OF CHEST

**Michael Rogers**, HOUSTON HOUSING AUTHORITY

**Richard Coomber**, HUNT CAPITAL PARTNERS

**Mikki Droste**, INNOVATIVE COMMUNITY  
SOLUTIONS

**Patrice Martin**, INNOVATIVE COMMUNITY  
SOLUTIONS

**Allan Martin**, INNOVATIVE COMMUNITY SOLUTIONS

**Charles Mills**, IPOA LLC

**Angela Thomas**, JACKSONVILLE HOUSING  
AUTHORITY

**Joe Thrift**, JACKSONVILLE HOUSING AUTHORITY

**Celia Smoot**, KEYBANK

**Carlos Pizarro**, LAKELAND HOUSING AUTHORITY

**Benjamin Stevenson**, LAKELAND HOUSING  
AUTHORITY

**Valerie Turner**, LAKELAND HOUSING AUTHORITY

**Erik Berg**, LEE'S SUMMIT HOUSING AUTHORITY

**Ellen Larmer**, LEHIGH COUNTY HOUSING  
AUTHORITY

**Matthew Leber**, LOCAL INITIATIVES SUPPORT  
CORPORATION

**Michael Skrebutenas**, LOCAL INITIATIVES  
SUPPORT CORPORATION

**Lashun Bland**, LONOKE COUNTY HOUSING  
AUTHORITY

**Jabari Douglas**, LONOKE COUNTY HOUSING  
AUTHORITY

**David Gates**, LONOKE COUNTY HOUSING  
AUTHORITY

**Josh Reiss**, LUMENT

**Padam Singh**, LUMENT

**Kyle Miller**, MADISON PARK DEVELOPMENT  
CORPORATION

**Laure Lee**, MCMANIMON, SCOTLAND & BAUMANN  
LLC

**Bakari Lee**, MCMANIMON, SCOTLAND & BAUMANN  
LLC

**John Larounis**, MDG DESIGN + CONSTRUCTION LLC

**Philip Petri**, MDG DESIGN + CONSTRUCTION LLC

**Matthew Rooney**, MDG DESIGN + CONSTRUCTION  
LLC

**Steven Williams**, MDG DESIGN + CONSTRUCTION  
LLC

**Jonathan Cruz**, MDG DESIGN AND CONSTRUCTION

**Zach Ormsby**, MHT HOUSING

**Steave Miller**, MILLER & ROSE PA

**Scott` Rose**, MILLER & ROSE PA

**Jennifer Keogh**, MINNEAPOLIS PUBLIC HOUSING  
AUTHORITY

**Allison Durham**, MORRISTOWN HOUSING  
AUTHORITY

**Keith Kinard**, MORRISTOWN HOUSING AUTHORITY

**Catherine Coler**, MRK PARTNERS

**Ariella Hassid**, MRK PARTNERS

# Attendee List

(In alphabetical order by company name. Updated as of May 2.)

Kim Spinney, MRK PARTNERS

Eric Oberdorfer, NAHRO

Jack Bowman, NATIONAL AFFORDABLE HOUSING TRUST

Claire Reinstein, NATIONAL AFFORDABLE HOUSING TRUST

Brian Robinson, NATIONAL AFFORDABLE HOUSING TRUST

Kenneth Lumpkin, NEIGHBORHOODS SOLUTIONS

Marissa Schaffer, NEW YORK CITY HOUSING AUTHORITY

Pia Amos, NEWARK HOUSING AUTHORITY

Shanita Lloyd, NEWARK HOUSING AUTHORITY

Samuel Moolayil, NEWARK HOUSING AUTHORITY

Lucecita Vasquez, NEWARK HOUSING AUTHORITY

Meghan Altidor, NIXON PEABODY LLP

Philip Monticciolo, NORTH BERGEN RENAISSANCE CORP.

Tamara Cobb, NORWICH HOUSING AUTHORITY

Bobbie Thornton, NORWICH HOUSING AUTHORITY

Rebecca Arthur, NOVOGRADAC

Brittany Biggs, NOVOGRADAC

Jason Blumenstock, NOVOGRADAC

Christianna Cohen, NOVOGRADAC

Dayle Dalling, NOVOGRADAC

Rachel Denton, NOVOGRADAC

Teresa Garcia, NOVOGRADAC

Kevin Gowdy, NOVOGRADAC

Melani Hom, NOVOGRADAC

Tonya Johnson, NOVOGRADAC

Rich Larsen, NOVOGRADAC

Peter Lawrence, NOVOGRADAC

Matthew Lockhart, NOVOGRADAC

Matthew Lockhart, NOVOGRADAC

Leslie Mason, NOVOGRADAC

Michael Novogradac, NOVOGRADAC

Elizabeth Orfin, NOVOGRADAC

Nicolo Pinoli, NOVOGRADAC

Charlie Rhuda, NOVOGRADAC

Brad Stanhope, NOVOGRADAC

Dirk Wallace, NOVOGRADAC

Teai Warner, NOVOGRADAC

Sheila Miller, OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT

Jay Reinhard, ORBACH AFFORDABLE HOUSING SOLUTIONS

J.R. LEPHEW, PARTNER ENGINEERING AND SCIENCE INC.

David Cooke, PASO ROBLES HOUSING AUTHORITY

Terri Dias, PATERSON HOUSING AUTHORITY

Shruti Shah, PATERSON HOUSING AUTHORITY

Margaret Thomas, PATERSON HOUSING AUTHORITY

Patrick Brala, PENNROSE

Ivy Dench, PENNROSE

Denise Haffenden, PG COUNTY HOUSING AUTHORITY

Jason Whitehead, PHENIX CITY HOUSING AUTHORITY

George McDowell, PHILADELPHIA HOUSING AUTHORITY

Jocelyn Perez, PRONTO HOUSING

Austin Divino, R4 CAPITAL

Cat Vielma, RED STONE EQUITY PARTNERS

Teresa Bracht, RELATED MANAGEMENT COMPANY

Nanci Nassar, RELATED MANAGEMENT COMPANY

# Attendee List

(In alphabetical order by company name. Updated as of May 2.)

**Chad Wakefield**, REVIVAL DEVELOPMENT SERVICES

**Moshe McKie-Krisberg**, RICHMAN HOUSING RESOURCES LLC

**Kevin Loso**, RUTLAND HOUSING AUTHORITY

**Ron Law**, SE CLARK & ASSOCIATES

**Andrea Gardner**, SE CLARK & ASSOCIATES INC.

**Richard Pierce**, SE CLARK & ASSOCIATES INC.

**Raymond Skinner**, SKINNER CONSULTING SERVICES LLC

**Jacob Wahlenmaier**, SOHO HOUSING PARTNERS

**Kevin Dunshee**, SOLAR LANDSCAPE

**Michael Mergard**, SPRING CREEK INVESTMENT MANAGEMENT

**James Kruse**, STANISLAUS REGIONAL HOUSING AUTHORITY

**Ling Luong**, STANISLAUS REGIONAL HOUSING AUTHORITY

**Maria Ramirez**, STANISLAUS REGIONAL HOUSING AUTHORITY

**Kimberly Ryan**, STANISLAUS REGIONAL HOUSING AUTHORITY

**Nick Balow**, SYSTEMA CAPITAL MANAGEMENT LLC

**Jerome Ryans**, TAMPA HOUSING AUTHORITY

**Tell Metzger**, THE COMMUNITY PRESERVATION CORPORATION

**Sadyhe Bradley**, THE HOUSING AUTHORITY OF THE CITY OF CAMDEN

**Melody Johnson-Williams**, THE HOUSING AUTHORITY OF THE CITY OF CAMDEN

**Peter Sherman**, THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON

**Andre Bueno**, THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**Zoe Kranemann**, THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**Geoffrey Moen**, THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**Julie Mungai**, THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**Aaron Koffman**, THE HUDSON COMPANIES INC.

**Komal Desai**, THE MICHAELS ORGANIZATION

**Cheryl Hernandez**, THE MICHAELS ORGANIZATION

**Joseph Purcell**, THE MICHAELS ORGANIZATION

**Kevin Buchek**, THE OAKLAND GROUP LLC

**Michael Duffy**, THE OAKLAND GROUP LLC

**Donahue Peebles**, THE PEEBLES CORPORATION

**Ethan Handelman**, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**Bennett Hilley**, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**William Lavy**, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**Raymond Sales**, URBAN DEVELOPMENT CONCEPTS LLC

**Sherry Melvin**, VIHA

**Scott McPherson**, VILMA ENTERPRISES

**Kimberly Brown**, VITUS GROUP

**Jerry Low**, VITUS GROUP

**Erica Hatfield**, WABUCK DEVELOPMENT COMPANY

**Deborah Post**, WBP DEVELOPMENT LLC

**Kathleen Rubin Nash**, WBP DEVELOPMENT LLC

**Edward Engberg**, WHITTLESEY





Photo: Courtesy of National Housing Trust/Enterprise Preservation Corporation  
St. Dennis Apartments in Washington, D.C.



NOVOGRADAC®

# HUD SERVICES

Extensive knowledge about investing in, developing and operating U.S. Department of Housing and Urban Development funded multifamily housing.

KNOWLEDGE ♦ EXPERIENCE ♦ SERVICE