



The (Updated) Nuts and Bolts of Affordable Housing

Wednesday, September 30, 2015, 5:15–8:15 pm

Unitarian Universalist Church of Arlington, 4444 Arlington Boulevard, Arlington VA

Registration open, snacks/drinks, 4:45

Session 1, 5:30 – 6:15

The Center	Financing the Deal: Tax Credits and the AHIF	Mike Scheurer, VP, Cornerstones Yoomi Ahn, Housing Development, Arlington County
Activity Room	General Land Use Plan (GLUP) and Zoning Issues	Susan Bell, Planning/Zoning Consultant Kedrick Whitmore, Attorney, Venable LLC
Board room	Affordable Home Ownership and Purchase Assistance	Karen Serfis, Executive Director, AHOME Jon Smoot, Executive Director, Habitat/NoVA

Light dinner/Networking 6:15 – 7

Session 2, 7 – 7:45

The Center	The Public-Private Partnership	David Cristeal, Director, Arlington Housing Division Nina Janopaul, President/CEO, APAH
Activity Room	Community Facilities Study Update and Housing Implications	Ginger Brown, Vice Chair, CFS working group
Board room	Academic Support Programs for Students in Affordable Housing	Kathie Panfil, Board Member, APAH and Edu-Futuro Jennifer Endo, Director, AHC Resident Services

Closing toast, 7:45 – 8:15

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Presenters

Yoomie Ahn serves as Housing Development Supervisor in the Housing Division of the Department of Community Planning, Housing, and Development. Before joining Arlington County in December 2013, she worked at affordable housing nonprofits in the San Francisco Bay Area and Richmond VA and practiced affordable housing, redevelopment, nonprofit, and real estate law in California. Yoomie is a graduate of Cornell University and Boalt Hall School of Law at the University of California at Berkeley.

Susan Ingraham Bell is an independent planning and zoning consultant. She provides planning and land use policy guidance, evaluates zoning issues, and provides expert testimony in land use cases to local government and private clients. Recent projects include preparation and review of zoning text amendments as part of a zoning ordinance rewrite, planning consultant to a county-wide community facilities study, chairing a citizen-developer working group to revise office parking policy (adopted), and providing planning and land use advice to an affordable housing nonprofit regarding properties in their portfolio. She is the former director of Arlington's Department of Community Planning, Housing, and Development and served as the County's Zoning Administrator for ten years.

Ms. Bell is a member of the Urban Land Institute and has served on the Advisory Committee for the Washington District Council for several years. She serves on the Board of the Arlington Partnership for Affordable Housing and chairs that Board's Real Estate Committee. She holds a Master's in Urban and Regional Planning from George Washington University and a BA from Dickinson College in Carlisle PA.

Ginger Brown has long been active in numerous aspects of Arlington civic life. She is the Vice-Chair of Community Facilities Study and a member of the Planning Commission. She has lived in Waverly Hills for more than twelve years and has served as President of Waverly Hills Civic Association (WHCA), a Civic Federation delegate, and on the Neighborhood Conservation Plan Working Group. As President of

the WHCA, she co-founded the Lee Highway Alliance for the purpose of re-visioning the Lee Highway corridor. She also has a deep understanding of affordable housing policy and practice, having served as a member of the Arlington Housing Commission and Vice-Chair of the Board of AHC, Inc., and participated in the Neighborworks Training Institute. She also has served as the Vice-President of the Glebe Elementary School PTA and is a graduate of the Leadership Arlington Signature Program Class of 2014. Ginger graduated from Washington University in St. Louis with a BA in Environmental Studies and Cultural Anthropology. She received her Master's in Public Policy from the George Washington University, where she worked for the Institute of Public Policy.

David Cristeal is Housing Director, Arlington County. He has worked in community organizing and development and affordable housing since the 1980s. His work in Chicago, Raleigh NC, and Arlington has spanned a range of responsibilities, settings, and challenges. Since 2004, his leadership role in Arlington's policy, planning, and financing have helped in the preservation or creation of nearly a third of the County's 7,300 committed affordable rental units. Since 2013, Cristeal has served as the County's Housing Director and is excited by the Board's adoption of the Affordable Housing Master Plan. He earned degrees in Geography and Regional Planning from the Universities of Wisconsin and North Carolina.

Jennifer Endo is AHC's Director of Resident Services and responsible for the overall success of Resident Services programs. She has twenty-five years of experience organizing services for the homeless and working poor, including almost eighteen years with AHC. Under Jennifer's direction, the Resident Services program has grown from three part-time programs with one full-time and one part-time staff to seven programs in Arlington and six programs in Maryland with twenty-five staff. Originally starting with a budget under \$75,000, Resident Services programming is now a fully integrated component of AHC's mission, and its budget is now

nearly \$1.5 million. Jennifer is dedicated to helping AHC residents pursue a higher quality of life. Using her strong interpersonal skills and social services background, she provided direct services in four AHC communities before being promoted to oversee Resident Services. Her resourcefulness, well-developed connections in the Arlington community, and dedication to AHC residents have enabled her to develop strong collaborative relationships with Arlington Public Schools, Arlington County Police, Arlington Department of Parks and Recreation, and the Department of Human Services. She was a member of the 2004 class of Leadership Arlington. She also has served on the board of The Reading Connection and currently serves on The Out-of-School-Time Advisory Council in Arlington. Jennifer earned her BA in Comparative Religious Studies from Carleton College, Northfield MN. She and her husband, Erik, have three sons who attend Washington-Lee High School, Thomas Jefferson Middle School, and Long Branch Elementary School.

Nina Janopaul is President/CEO of the Arlington Partnership for Affordable Housing (APAH), an award-winning affordable housing developer holding a portfolio of fourteen multifamily rental properties with 1218 units, and another 333 units in development. APAH is known for its nimble real estate development, innovative supportive housing, and green building. Awards include the Charles Edson award for best urban development in the country; the Urban Land Institute—DC's best Housing project; Developer of the Year from the Housing Association of Nonprofit Developers; and Best Nonprofit by the Arlington Chamber of Commerce. Prior to joining APAH, Ms. Janopaul was a principal at Capital Strategies Consulting, Inc.. Before 2000, she was the National Director of Development for Hostelling International – USA. She serves on VHDA's Northern Virginia Advisory Committee; Arlington's Ten Year Plan to End Homelessness; the Community Energy and Sustainability Task Force and the Arlington School Health Advisory Board. She is a past President of HAND, a regional housing association and received the Virginia Hous

Presenters continued

ing Coalition's 2013 Innovations in Leadership award. She earned a BA Magna Cum Laude from Harvard University.

Dr. Kathie Panfil has worked in education over thirty years in the US and abroad, including Venezuela, Guatemala, El Salvador, Argentina, and Tanzania. During her distinguished career with Arlington Public Schools, where she began as an ESOL teacher, she was Foreign Language Supervisor, Principal of Key Elementary School (where she led the development of APS Spanish language immersion program), and Principal of Randolph Elementary School as it became the first Primary Years Program of the International Bacca-laureate in a public school in the DC metro area. She holds a doctorate in education from George Mason University. She presently serves on the Boards of APAH and Edu-Futuro.

Michael J. Scheurer is Vice President for Housing and Community Development for Cornerstones Housing Development Corporation located in Reston VA. Prior to this position, he was the Virginia Housing Development Authority Outreach Officer in Northern Virginia. Mr. Scheurer also served as the Senior Deputy Director for the Fannie Mae Washington DC Metropolitan Community Business Center; Director of Multifamily Finance for the National Association of Home Builders in Washington DC; Director of Development and Real Estate Finance for the Fairfax County Department of Housing and Community Development; and Director of Community Development/ Housing Authority in Anderson IN. He currently serves as the immediate past president of the Washington Area Housing Association of Nonprofit Developers (HAND), past president of HomeAid of Northern Virginia, and a member of the Housing Advisory Boards of Fairfax and Loudoun Counties. He provides training on affordable housing development and finance and holds a BS and Master's Degree from Ball State University in Urban and Regional Planning.

Karen Serfis is Executive Director of AHOME (Arlington Home Ownership Made Easier, Inc.) and has been with AHOME

since November 1995. AHOME is a 501(c)(3) nonprofit organization that provides home buyer education classes, housing counseling, and foreclosure prevention counseling. For the last nineteen years, she has worked to increase home ownership opportunities for low- and moderate-income households who wish to purchase their first home in Arlington and our surrounding communities. Ms. Serfis is a Certified Housing Counselor through the Virginia Association of Housing Counselors and a member of the Single Family Advisory Board for the Virginia Housing Development Authority. In 2007 and 2008, she served on Governor Kaine's Virginia Foreclosure Prevention Task Force. In May 2004 she received an Award of Excellence from the Virginia Association of Housing Counselors. Prior to working with first time home buyers, Ms. Serfis worked in the banking industry for eight years. She graduated from James Madison University with a BBA in International Business.

Rev. Dr. Jonathan (Jon) F. Smoot is Executive Director of Habitat for Humanity of Northern Virginia. Prior to his appointment at Habitat, Jon served as Senior Pastor and Interim Senior Pastor for Presbyterian Churches in Virginia, Maryland, Wisconsin, Pennsylvania, and Scotland. Jon serves on the Board of Directors for the Northern Virginia Affordable Housing Alliance, as well as AHOME. He also serves on the Fairfax County Affordable Housing Advisory Committee. Throughout Jon's church and community leadership, he has worked to help each organization envision its future and mission, to leave behind outgrown programs and policies, and to move into the future of an organization able to put heart and hands into the work of outreach to those suffering economically or financially in its community. In his pastorate in Wisconsin, Jon's church partnered with another church to raise \$500,000 to assist Habitat/Dane County in funding and building an eighteen-unit townhome project in Madison. Most recently, at Falls Church Presbyterian Church, Jon was instrumental in the creation and development of the "Welcome Table"—offering a free home-cooked meal to underserved

or homeless men, women, and families—which now serves well over 200 guests. Jon learned the building trade during high school- and college-break summers working for a contractor in Baltimore and continues to augment his building skills by remodeling and renovating every home in which he has lived. Jon holds a Master of Divinity as well as a PhD in Theology. He is married to Mary Hobbie, and they have four children and a son-in-law and a home in Alexandria VA.

Kedrick Whitmore is a member of Venable's Real Estate Practice Group, with experience assisting clients with legislative, administrative, and regulatory issues during all phases of the real estate development process, including land planning, zoning, subdivision, permitting, and associated administrative appeals. He has represented national real estate trust in obtaining zoning and land use approvals to develop a 699-unit apartment building with over 30,000 square feet of ground floor retail in Pentagon City and in a \$15 million purchase of over 600,000 square feet of transferable development rights (TDRs) in Arlington. He obtained government approvals to convert a vacant office building to a mixed-use live/work space, with 216 apartment units and 25,000 square feet of co-working office space in Crystal City. Mr. Whitmore is General Counsel, Crystal City Business Improvement District, and a Board Member at Culpepper Garden. He received Leadership Arlington's Inaugural "40 Under 40" Award. He holds a JD cum laude, from University of Maryland School of Law.