

EMPOWERING TEXAS COMMUNITIES

2018 conference



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**YOU SEE BATH TIME
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The advertisement features a photograph of a man laughing while washing a young boy in a bathtub. The boy is smiling and holding a white towel. The background shows green subway tiles on the wall and a window with a plant. The overall tone is positive and family-oriented.



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Welcome to Galveston

Thank you for joining us at the 2018 Empowering Texas Communities Conference. This year we are excited to be in Galveston, one of the most historic cities in Texas with a great story of community resilience. The program we offer during our few days on the island focuses on creating new partnerships between community development and the energy sector and creating new possibilities for attendees. During our time here, we will explore how we can partner together to better utilize the Community Reinvestment Act to bring vital resources to our disaster stricken communities in Texas. We will discuss how CDCs and energy providers can work together to increase the energy efficiency of existing properties and embrace solar solutions while reducing utility bills for lower income tenants. We will look to existing collaborations between housing providers and homeless service providers to inspire us to think and act bigger.

We want to take a moment to thank everyone involved in bringing the conference to fruition. The TACDC and TEPRI Boards of Directors, Conference Planning Committees, and staff have done a terrific job of planning the speakers and breakout sessions. We want to thank all of the sponsors and exhibitors for their commitment to making the conference a success. Finally, we want to thank you, the attendees, for your commitment to bringing the community development and energy poverty fields together so we can empower Texas communities.

Yours truly,

Michaelle Wormly
President, TACDC

Patrick Reinhart
Chairman, TEPRI



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AGENDA AT A GLANCE

Community Development Salon F

Energy Poverty

Salon G

Housing and Energy

Salon H

Community Resilience

Vine Room

Sunday, March 4

6:30pm – 8:30pm	Welcome Reception , presented by AEP Texas	<i>Viewfinder's Terrace, 9th floor</i>
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Monday, March 5

8:00am – 8:45am	Breakfast Buffet			<i>Moody Ballroom Foyer</i>
8:45am – 9:00am	Welcome to Galveston			<i>Moody Ballroom</i>
• Brian Maxwell - Galveston City Manager				
9:00am – 10:00am	Opening Plenary: <i>Empowering Texas Communities: Our Imperative</i> , presented by Woodforest Bank			<i>Moody Ballroom</i>
	• Becky Klein – Principal, Klein Energy			
	• Amanda Timm, Executive Director, Local Initiatives Support Corporation			
	• Christian Robbian – Engineering Services, UTMB			
10:00am – 10:30am	Networking Break			<i>Moody Ballroom Foyer</i>
10:30am – 11:45am	Creating New Investments in Opportunity Zones	Energy Efficiency is for Everyone	Building Resilient Communities	Equitable and Inclusive Disaster Recovery
12:00pm – 1:15pm	Keynote Lunch: Building Community – Perspective of a Houston Hero , presented by Wells Fargo			<i>Moody Ballroom</i>
	• Jim "Mattress Mack" McIngvale – Philanthropist and CEO of Gallery Furniture			
1:30pm – 2:45pm	Making it Work: Multifamily Clean Energy	New Approaches in Energy Assistance	Utility Allowances: A Tool to Reduce Energy Burden?	Disaster Recovery Toolkit
3:00pm – 5:30pm	Community Resiliency Tour: Galveston Disaster Recovery and Resiliency	<i>Meet at hotel main entrance</i>		
7:00pm – 9:00pm	Evening Reception , presented by BBVA Compass			<i>Moody Gardens Aquarium</i>
Tuesday, March 6				
7:30am – 8:30am	Breakfast Buffet			<i>Moody Ballroom Foyer</i>
8:00am – 9:15am	TEPRI Showcase			<i>TACDC Membership Meeting</i>
	<i>Ivy Room</i>			<i>Vine Room</i>
9:30am – 10:45am	Understanding HUD CFR 200 Financial Management	Low-Income Solar Models	Energy Resiliency	Putting it Together: Building Resiliency into the Deal
10:45am – 11:15am	Networking Break			<i>Moody Ballroom Foyer</i>
11:15am – 12:30pm	Partnerships to Address Homelessness	Technologies to Reduce Energy Burdens	Engaging Young Professionals	CRA and Disaster Recovery
12:30pm – 1:30pm	Closing Keynote Lunch: The Changing Texas Demographic presented by Moody Bank			<i>Moody Ballroom</i>
	• Dr. Steve Murdock -- Professor of Sociology, Rice University			

Join Us for the Community Resiliency Tour!

Join us on this 2.5-hour guided bus tour highlighting efforts to make Galveston a more resilient community. Hit hard by Hurricane Ike in 2008, Galveston has made great efforts to revitalize and prepare for future storms. From redesigning how affordable housing is developed on the island and building infrastructure designed to withstand future storms, to diversifying the economy by supporting nontraditional tourism, including energy efficient historic preservation, the island is preparing for tomorrow.

Stops on the tour include visits to:

two Galveston Housing Authority mixed income housing developments, The University of Texas Medical Branch Combined Heat and PowerPlant, a stop in one of the historic districts, and a look at how Galveston is re-nourishing its beaches.

Space is limited! Please arrive early and be ready to board promptly at 2:50 p.m.

Buses depart at 3 p.m.



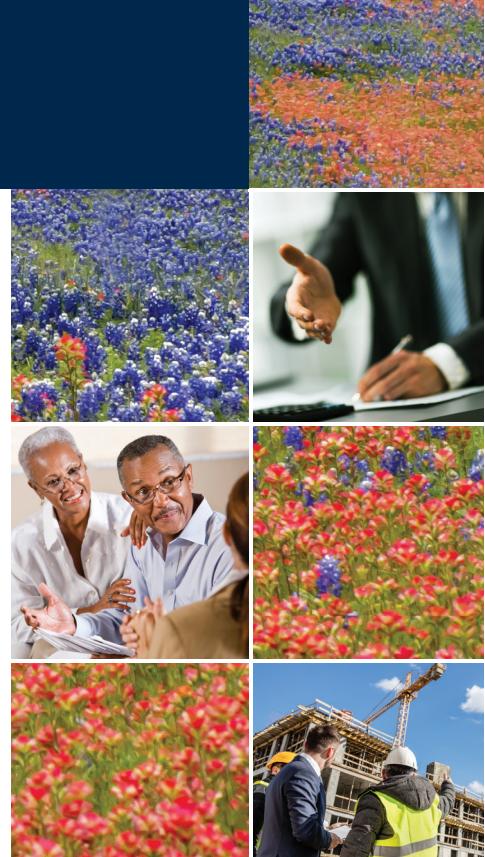
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Sunday, March 4th

6:30 - 8:30 p.m.

Viewfinder's Terrace, 9th Floor

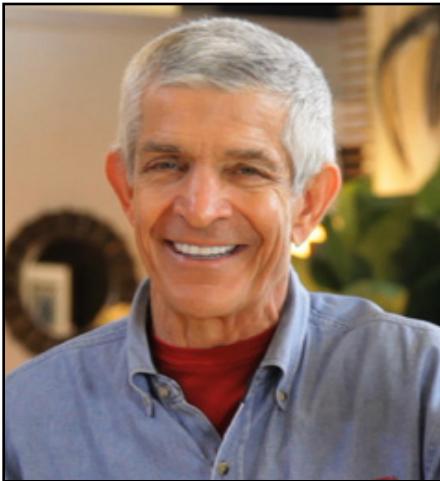
Evening Reception

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Keynote Speakers



Jim "Mattress Mack" McIngvale

Jim "Mattress Mack" McIngvale has always believed in God, country, family, and hard work. With only \$5,000 and a dream to build the world's greatest furniture store, Mack started Gallery Furniture under tents on the side of the North Freeway in Houston over 30 years ago. With the motto "Grateful for everything, Entitled to nothing" directing his life, Mack has seen his dream grow and become a multi-million dollar enterprise employing over 400 great American workers and helping to create countless others through his commitment to selling furniture made in America.

Following the devastation of Hurricane Harvey, Mack was instrumental in providing immediate assistance to those displaced from their homes. He opened his North Freeway and Grand Parkway Stores as shelters and used his largest moving trucks to rescue people who were unable to evacuate.

Mr. McIngvale believes in benefitting the community at large, and is one of Houston's most recognized and beloved citizens. He was recently named "Best Houstonian" by the radio station 93Q.



Dr. Steve Murdock

Steve H. Murdock is the Allyn R. and Gladys M. Cline Professor of Sociology at Rice University. He previously served as Director of the U.S. Bureau of the Census having been nominated for the position by President Bush and unanimously confirmed by the U.S. Senate in 2007. He served in this position until the change in administration in January of 2009.

Prior to his appointment at Rice, he was the Lutcher Brown Distinguished Chair in Demography and Organization Studies at the University of Texas at San Antonio (UTSA) and the Director of the Institute for Demographic and Socioeconomic Research. He was also the first official State Demographer of Texas. Dr. Murdock earned his Ph.D. in demography and sociology from the University of Kentucky and is the author or editor of 15 books and more than 150 articles and technical reports on the implications of current and future demographic and socioeconomic change. We've asked Dr. Murdock to join us today to help us understand how demographic changes in Texas will impact our work in the future.

**See panelist bios at:
www.empowertxcommunities.org/panels**

Opening Plenary

Empowering Texas Communities: Our Imperative

This opening plenary provides an opportunity to build understanding around the importance of a holistic approach to affordable housing, community development, and energy issues. By bringing together two distinctive audiences with aligned goals, we have a unique opportunity to define and overcome barriers by finding solutions which will empower the communities we serve. By understanding our common ground, we can find ways to partner to further our collective missions.



Rebecca A. Klein - Founder & Director, TEPRI

Klein is founder of TEPRI and Principal of Klein Energy, LLC, an energy consulting company based on Austin, Texas. Klein has served as commissioner with the Texas Public Utilities Commission and subsequently as its chair. She serves on the Board of Directors of Avista Corporation, a publicly traded utility serving the Pacific Northwest. She has served as chair of Lower Colorado River Authority. Additionally, she sits on the board of GroupNIRE, a company focused on developing energy resources from early stage technologies to commercial deployment, and on the board of AIQUEOUS which provides software solutions for electric and water utilities.



Amanda Timm - Executive Director, Houston LISC

Timm develops strategy, leads lending and investment process for real estate projects in GO Neighborhoods, and educates elected officials and other decision-makers about the community-led approach to neighborhood improvement. As Executive Director, Amanda manages the office's \$3.9 million budget and oversees all aspects of the office's fund development, programmatic, and policy work. A significant portion of her work focuses on strategy, planning and partnership development. In addition, she manages a network of relationships that spans neighborhood civic organizations and funders to business leaders and City Hall policymakers.



Christian Robbian - Engineering Services, UTMB

Christian "Chris" Robbian serves as Program Manager for Engineering Services at The University of Texas Medical Branch. Robbian earned a degree in mechanical engineering from Texas A&M University and has more than 35 years of experience in facilities engineering. During the nine years since Hurricane Ike, he has been involved in the entire process -- from design to operation -- of the combined heat & power plant that is part of the energy security and resiliency plan for UTMB, which comprises 84 acres, seven hospitals, 13,000 employees, and more than 70 major buildings, and is the oldest medical school west of the Mississippi River.

Breakout Sessions

Monday 10:30 a.m. – 11:45 a.m.

COMMUNITY DEVELOPMENT

Salon F

Creating New Investments in Opportunity Zones

Tucked inside of the Tax Cuts and Jobs Act was a new tax incentive that creates a plan to help distressed America. This comes at a time when many American communities are experiencing highly uneven economic development, resulting in large, regional pockets of disinvestment and unemployment. Opportunity Zones aim to incentivize investors to invest in distressed areas through the temporary deferral of a tax on capital gains. This session will provide an overview on Opportunity Zones and give attendees the most up-to-date information on the next steps to having census tracts in your community designated as Opportunity Zones.

Moderator: David Danenfeizer - Senior Director, Texas State Affordable Housing Corporation

Speaker: Stephanie Dugan - Senior Director, National Development Council

ENERGY POVERTY

Salon G

Energy Efficiency is for Everyone

We all pay for energy, but are cities, businesses, and families realizing the potential savings? How does Texas measure up, and what are the hurdles keeping us from achieving more? Hear about recent research conducted into social, cultural, and behavioral factors that affect adoption of energy efficiency in Hispanic populations. Learn about creative financing by multifamily property owners and available utility incentive programs and how these contribute to reduce energy spending and air pollution, while improving comfort and creating jobs.

Moderator: Chris Herbert - Executive Director, SPEER

Panelists:

Cheryl Bowman - Energy Efficiency Program Implementation Manager, Centerpoint Energy

Susan Peterson – Sustainability Specialist, Foundation Communities

Georgina Arreola - Research Analyst, Center for Sustainable Energy

HOUSING AND ENERGY

Salon H

Building Resilient Communities

San Antonio is home to one of the largest and oldest housing authorities in the nation, the largest municipally owned gas and electric utility, and a nationally award winning green building program. Panelists from these three organizations will be sharing their experiences, successes, and lessons learned in how to create affordable programs and practices that are preparing San Antonio's low-income and affordable neighborhoods to be more resilient and better prepared for the future.

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Moderator: Anita Ledbetter, Executive Director, Build San Antonio Green

Panelists:

Beth Keel - Sustainability Coordinator, San Antonio Housing Authority

Kim Stoker - Environmental Planning, Compliance & Sustainability, CPS Energy

Lina Luque - Technical Director, Build San Antonio Green

COMMUNITY RESILIENCE

Vine Room

Equitable and Inclusive Disaster Recovery for Communities

Natural disasters bring chaos to cities big and small. Most often those impacted most by disasters are those among us who have the least. Disaster recovery can take years and countless resources from both public and private sources. How a state or city responds to a disaster can say more about the local political process than the amount of resources made available for the recovery. This session will pull largely from the Federal Reserve Bank of Dallas' new report, "Seizing the Opportunity for Equitable and Inclusive Recovery after Natural Disasters: Lessons Learned from Galveston, Post-Hurricane Ike." Presenters will discuss the need for community development practitioners, bankers, and local governments to work together toward equitable recovery to avoid the common post-disaster pitfalls that have led to the stagnation of many richly diverse communities.

Moderator: Yolanda Davila - Texas Community Relations Executive, BBVA Compass

Speakers:

Kevin W. Dancy, Esq. - Community Development Specialist, Federal Reserve Bank of Dallas

Terry Keel - President and CEO, The Children's Center, Inc.

Monday 1:30 p.m. – 2:45 p.m.

COMMUNITY DEVELOPMENT

Salon F

Making it Work: Multifamily Clean Energy

Increasing energy efficiency and sustainability is often considered to be cost prohibitive. However, with careful planning, resource allocation, and recovery, it is possible to add energy efficient and sustainable features into rehabilitation projects while maintaining a healthy long-term bottom line. New federal and state programs such as the Department of Energy's Property Assessed Clean Energy (PACE), are making energy efficient commercial and multifamily rehab project more attainable. This session will examine strategies for saving energy and operational costs while learning about financing options that make deals work.

Moderator: Margo Weisz – Partner, City Lights Group

Panelists:

Mike Stockard - Director of Energy Efficiency, Oncor

Richard Lawrence – Deputy Director, Energy, Sustainability, and Resiliency, Institute for Building Technology and Safety

Steve Brown – President, Capital Assets Sustainable Energy Development, LLC

Marina Kriticos – Regional Program Advisor, Texas PACE Authority

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H

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ENERGY POVERTY

Salon G

New Approaches in Energy Assistance

In Texas, many low-income households depend on energy assistance and other forms of financial assistance to pay monthly bills. Several organizations are utilizing new approaches such as innovative partnerships and comprehensive case management strategies to leverage resources and use funding to not only solve crises, but to also tackle the root causes of poverty, with the goal of eventually eliminating the need for cyclical assistance. Panelists in this session will elaborate on innovative efforts and lessons learned in energy assistance programs from various parts of the state.

Moderator: Kim Campbell - Senior Manager Customer Advocacy, TXU Energy

Panelists:

Heather Reynolds - CEO, Catholic Charities of Fort Worth

Paula Odom – Public Affairs, Entergy Texas

Tara Norris – Energy Assistance Program Coordinator, Direct Energy

HOUSING AND ENERGY

Salon H

Utility Allowances: A Tool to Reduce Energy Burden?

In theory, utility allowances provide an opportunity for low income housing tax credit (LIHTC) developers to invest in energy and water performance, increase their property values, and earn a return on that investment. In practice, there is wide variation in the strategies to comply with utility allowance requirements, and a disconnect between utility allowances, utility bills, and tenant behavior. Hear from a panel of Texas-based businesses about options for adjusting utility allowances to increase your returns, reactions from developers and lenders, and assistance to help tenants live within those allowances.

Moderator: Johnathan Kleinman - Co-founder and President, AIQUEOUS

Panelists:

Eddie Wilcut - Water Efficiency Practice Leader, Alan Plummer Associates

Sadie Bronk - CEO, Energy Bees

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Executive Director

AMY M. MOSLEY
Communications & Operations

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7 - 9 p.m. at the Moody Gardens Aquarium
Evening Reception & Networking Social
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COMMUNITY RESILIENCE

VINE ROOM

Disaster Recovery: Toolkits and Lessons Learned from Building Resilient Affordable Housing

Low- to moderate-income communities are on the front lines of damage from extreme weather events and other emergencies, and they continue to be the most vulnerable. Many residents in these communities have lost their homes due to flooding and wind damage. Local affordable housing developers will be scaling up to address the scope of devastation left by Hurricane Harvey. The goal should not just be rebuilding but to rebuild to better withstand the next disaster. During this session, Enterprise staff will discuss its Ready to Respond Tools for Resilience that were developed to help affordable housing organizations make their buildings resilient, to train staff to handle emergencies and ensure residents remain safe, and to share lessons learned from implementing green building and resilience features into affordable housing programs following natural disasters.

Moderator: Derric Hicks - VP CRA Commercial Lending Officer, LegacyTexas Bank

Speakers:

Laurie Schoeman - Program Director, National Initiatives, Resilience, Enterprise

Monica Gonzalez - Senior Program Director, Gulf Coast Enterprise

Tuesday 9:30 a.m. – 10:45 a.m.

COMMUNITY DEVELOPMENT

Salon F

New Super Circular 2 CFR 200 Financial Management Regulation

In 2014 HUD introduced Super Circular 2 CFR 200 to govern all procurement, financial, and regulation that applies to non governmental bodies. This roundtable discussion is to provide CDCs using federal funds an opportunity to share feedback on the new regulation and to share information on how the new regulations are being implemented within your organization. For CDCs considering using federal funds for the first time, this session will highlight areas within the regulations on which attention should be focused to ensure compliance.

Facilitator: Benny Rodriguez, Houston Area Urban CDC

ENERGY POVERTY**Salon G****Low-Income Solar Models**

This panel will discuss current efforts in Texas to expand the benefits of solar to include low-income households. The panelists will review various community solar efforts as well as distributed generation programs, and share lessons learned for encouraging wide-spread participation by economically disadvantaged communities.

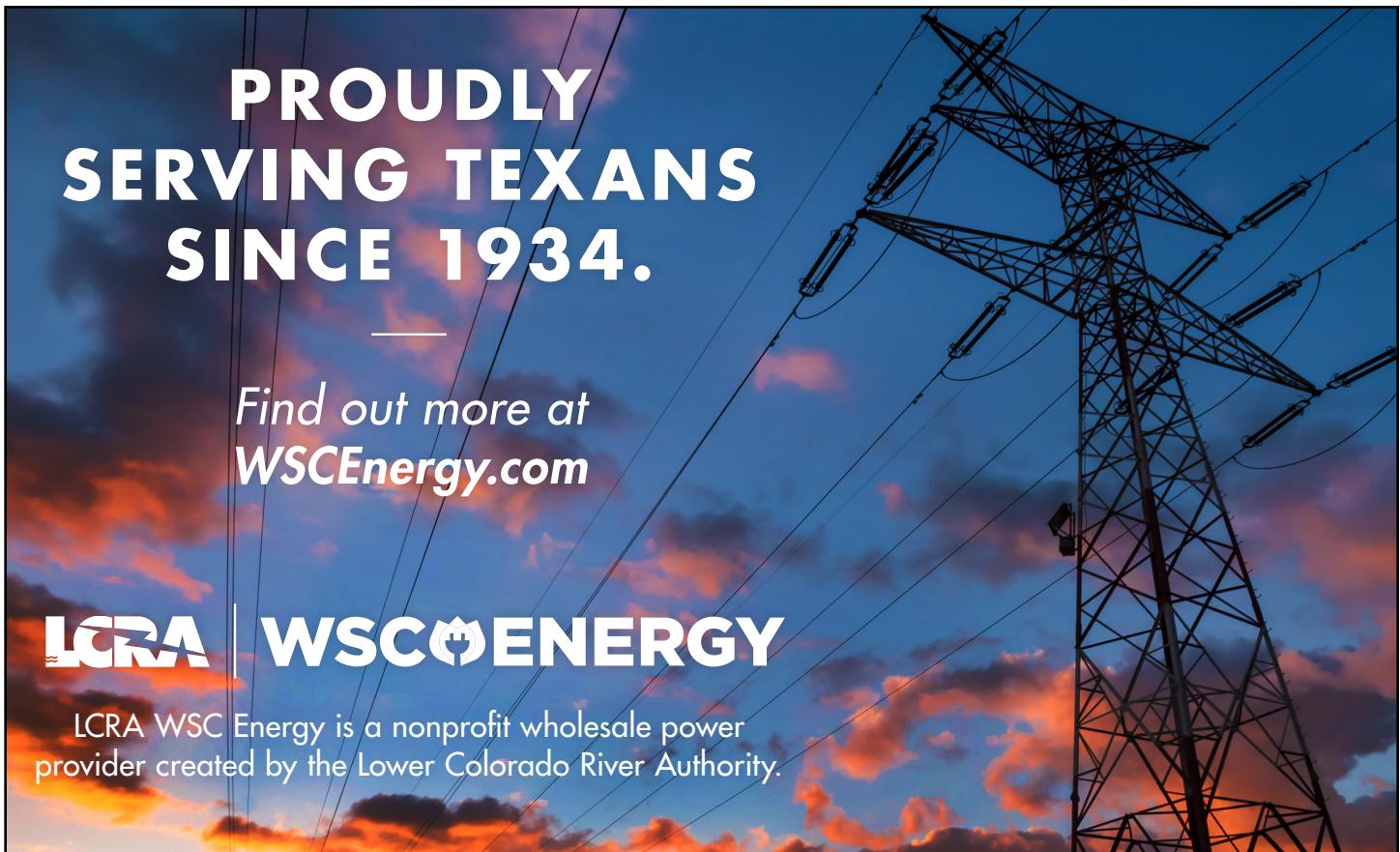
Moderator: Elizabeth Lippencott - Executive Director, Texas Clean Energy Coalition

Panelists:

Danielle Murray – Manager, Solar Energy Services, Austin Energy

Sarah Ryan – Project Manager, Clean Energy, Environmental Defense Fund

Ramsay Cripe - ERCOT Market and Regulatory Consultant, Schneider Engineering



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The graphic features a large, stylized circular design in the background, composed of overlapping black, grey, and green shapes. In the center is a white oval containing the Woodforest National Bank logo, which includes a square icon with two pine trees and the text "WOODFORESTSM NATIONAL BANK". Below the logo, the text "PROUDLY SUPPORTING" is in a bold, dark font, and "your COMMUNITY" is in a larger, italicized green font. At the bottom of the oval, there are three social media links: "VISIT OUR WEBSITE www.woodforest.com", "FIND US [/WoodforestBank](#)", and "FOLLOW US [@AskWoodforest](#)". At the very bottom right of the graphic, the text "Member FDIC  Equal Housing Lender An Equal Opportunity Employer" is visible.

HOUSING & ENERGY

Salon H

Energy Resiliency

Energy resiliency helps build stronger communities. Reliable and affordable energy systems are an important component in enabling communities to respond to, withstand, and recover from adverse situations. Affordable energy can reduce low-income household energy burdens and make crucial resources available for other necessities. Panelists in this discussion will discuss energy resiliency from different perspectives, sharing ongoing efforts and lessons learned, and the role of energy in building resilient communities.

Moderator: Rachel Stone - Development Officer, ICAST

Panelists:

Robert Cavazos – Energy Efficiency and Consumer Programs Manager, AEP Texas

DeAndrea Salvador – CEO, Renewable Energy Transition Initiative

Hayley Cunningham – Energy Efficiency Programs Manager, Texas Gas Service

HOUSING & ENERGY**Salon H****Putting It Together: Building Resiliency Into the Deal**

Empowering Texas Communities is about increasing resiliency. Increasing resiliency from disasters, rising costs, price fluctuations, and general uncertainty in the marketplace, both today and tomorrow while simultaneously maintaining continuity of operations. As developers, what can and should you be doing to ensure your developments are resilient? As a utility or energy provider, what should you be doing to ensure resiliency? This session will bring together many of the lessons learned during the conference to explore how utilities are encouraging resiliency and CDCs are incorporating it into their communities.

Moderator: Dora Ramirez - Community Development Manager, Wells Fargo

Speakers:

Nick Mitchell - Executive Director, Community Development Corporation of Brownsville

Charlie Price - President, Development Corporation of Tarrant County

Denise Kuehn - Director of Energy Efficiency, Austin Energy

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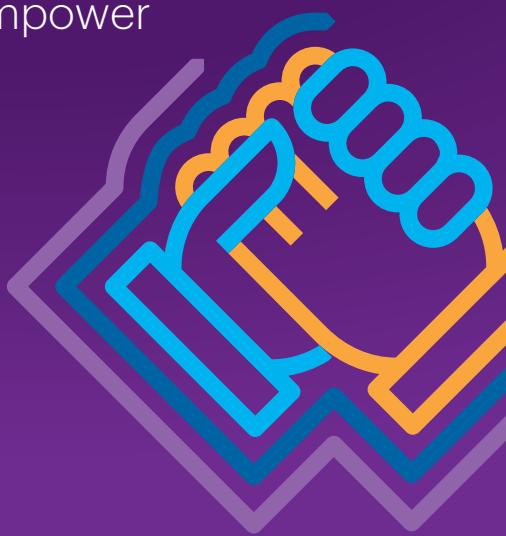
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Tuesday 11:15 a.m. – 12:30 p.m.

COMMUNITY DEVELOPMENT

Salon F

Creating Partnership Between CDCs, Continuum of Care Organizations, and Homeless Service Providers

Communities working to end homelessness must identify the resources available to fill the housing and service needs demanded in their homeless response system. Successful communities recognize community development corporations and affordable housing providers as essential resources that can help fill the needs identified. Houston is a community that has done just that, and it is a community with a stronger homeless response system because of its partnerships with these groups. This panel discussion will provide attendees with information on how these partnerships formed, the benefits for each collaborator, and the ways these relationships have been maintained and strengthened over time.

Moderator: Eric Samuels - President/CEO, Texas Homeless Network

Speakers:

Cathy Crouch - Executive Vice President, SEARCH

Gary Grier - Senior Project Manager, Coalition for the Homeless

Mark Thiele - Vice President of HCVP, Houston Housing Authority

Michaelle Wormly - Executive Director, Woman, Inc.

Tamara Foster - Vice President, On-Site Operations, New Hope Housing Corporation

ENERGY POVERTY**Salon G****Technologies to Reduce Energy Burdens**

New technologies give us additional tools to help reduce energy burdens. This panel will discuss several newly available technologies that enable enhanced community engagement in utility social responsibility programs as well as increased energy literacy as a gateway for households to save money and make sustainable, efficient decisions.

Moderator: Courtney Thier Product Experience, CURB

Panelists:

Mark Harral – Chief Executive Officer, Group NIRE

Thaddeus Crawford – Service Excellence, CPS Energy

George Koutitas – Co-Founder and CEO, Gridmates

Eric Bear – Chief Experience Officer, CURB

We commend TACDC for its work on behalf of community development in Texas



Houston LISC mobilizes resources to help community development organizations and residents forge resilient and inclusive communities of opportunity.

San Antonio LISC is actively providing loans in support of our mission to catalyze economic, health, safety and educational mobility for individuals and neighborhoods.

NEF, Inc. is a leading syndicator of the low-income housing tax credit, having invested \$13.3 billion for 158,907 affordable homes nationwide since 1987.

Amanda Timm
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Leilah Powell
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HOUSING AND ENERGY

Salon H

Engaging Young Professionals in the Community Development & Energy Industries

Much has been made of Millennials in the workplace, most of it not helpful. Many experienced (read "old") professionals complain that the next generation lacks traditional mannerisms. Many young professionals complain that the current leaders can't appreciate the knowledge and creativity of their younger staff. This session features a panel of rising young professionals in community development and energy who will articulate what brought them into their respective industries, what keeps them motivated to stay in their field, and what it takes to retain them.

Moderator: Karen Brooks-Crosby - President, Dallas City Homes

Panelists:

Maggie Parker - Director, TREC Community Fund, The Real Estate Council

Leo Barrera - Construction Manager, Community Development Corporation of Brownsville

Chad Tomanec - Customer Service Engineer, American Electric Power Texas

COMMUNITY RESILIENCE

Vine Room

Community Reinvestment Act and Disaster Recovery

The Community Reinvestment Act (CRA), enacted in 1977, requires depository financial institutions to meet the credit needs of their communities, including low- and moderate-income neighborhoods, consistent with safe and sound banking practices. In the wake of a natural disaster, banks help support community recovery efforts. But which of these activities will regulators consider for meeting a CRA test? This session will dive into details on what constitutes Community Reinvestment after a disaster and highlight how financial institutions can assist in community stabilization and more to have a greater disaster recovery impact.

Moderator: Jeff Baloutine - Organizational Assessment Services, NeighborWorks America

Panelists:

Scarlett Duplechain - Community Affairs, Southern Region, Office of the Comptroller of the Currency

Rey Ocañas - Corporate Responsibility & Reputation, EVP, Director, BBVA Compass

Captain Jennifer Jones, Salvation Army of Galveston County

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ROUND TABLE

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Eleanor Miles Couch
Portfolio Resident Services

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A collage of images. On the left, a woman in a white lab coat and stethoscope smiles. Next to her, a man in a grey suit and striped tie stands with his arms crossed. To the right, there are three aerial photographs of residential neighborhoods. One shows a completed house, another shows a house under construction, and the third shows a cluster of houses with well-maintained lawns.

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Notes

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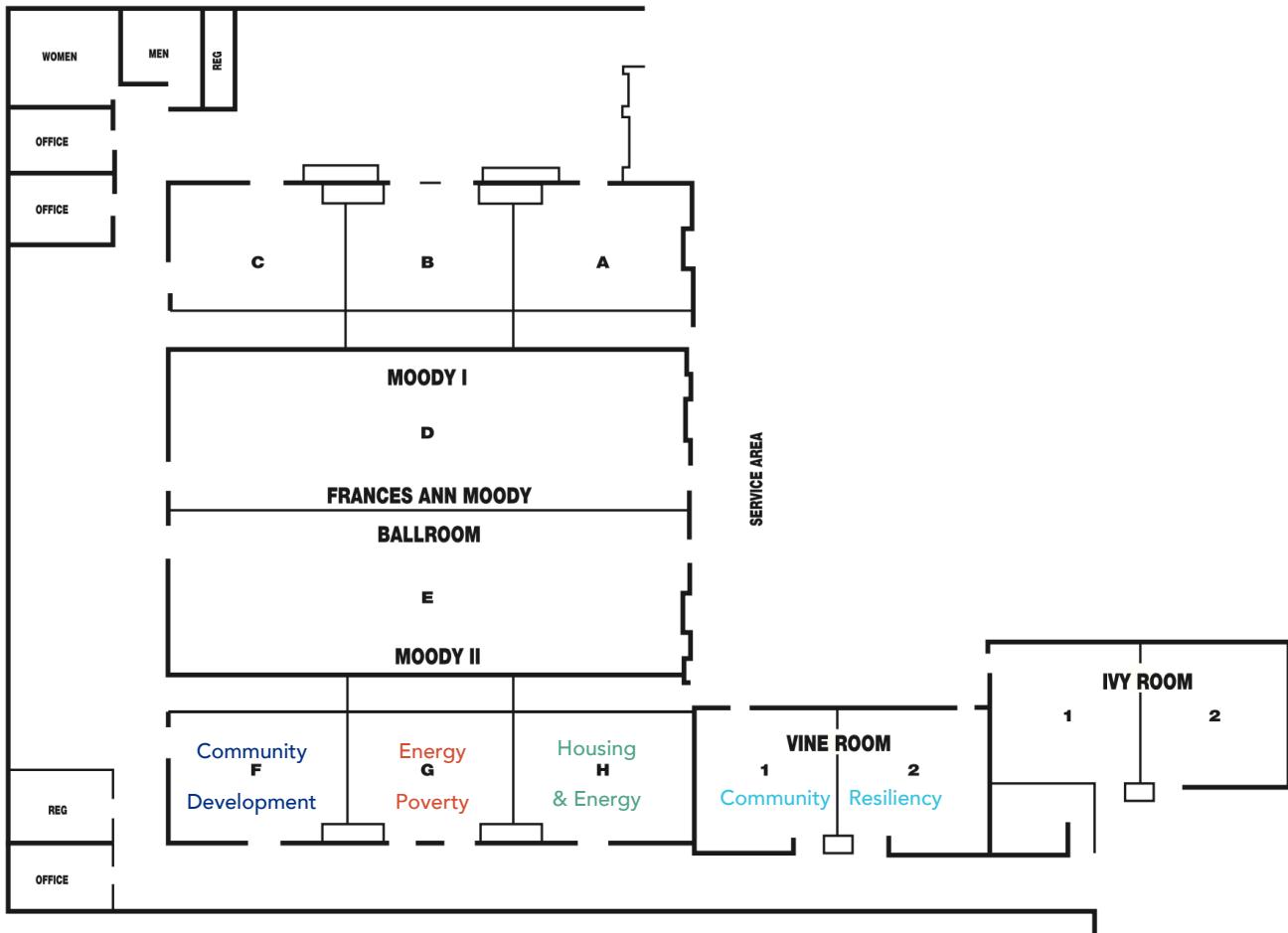


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