



KEYNOTE SPEAKER  
JUAN WILLIAMS

**JUAN WILLIAMS** is one of America's leading political writers and thinkers. He is the senior correspondent for National Public Radio (NPR), a political analyst for Fox Television, and a panelist for FoxNews Sunday.

In addition to prize-winning columns and editorial writing for *The Washington Post*, he's also authored six books. His most recent, "My Soul Looks Back in Wonder," presents stirring, eyewitness accounts of history-making movements for black, Hispanic, and women's rights, as well as other successes at creating a better America. Previous books include the nonfiction bestseller "Eyes on the Prize," and the critically acclaimed biography "Thurgood Marshall: American Revolutionary." *The New York Times* selected it as a notable book of the year and *Time* magazine described it as a "magisterial" work of American history.

His other books include "I'll Find a Way or Make One"; "A History of Historically Black Colleges and Universities"; and "This Far by Faith," a history of the black religious experience in America, which was accompanied by a six-part PBS series. This year, Random House will release his sixth book: "Enough — The Phony Leaders, Dead-End Movements and Culture of Failure That Are Undermining Black America — and What We Can Do About It."

Williams is in constant contact with American political leaders from the President to members of Congress and the Supreme Court. His understanding of American history and inside access to Washington politics gives him a unique and

informed voice as an analyst of current events. In 2000, NPR selected Williams to host their afternoon talk show "Talk of the Nation," and in two years he brought the show's ratings to record heights.

Prior to writing bestsellers, Williams was a political columnist and national correspondent for *The Washington Post*. In a 21-year career at the Post he served as an editorial writer, op-ed columnist, and White House correspondent. He won several journalism awards for his writing and investigative reporting. He also won an Emmy® Award for TV documentary writing. He was given widespread, critical acclaim for a series of documentaries including "Politics — The New Black Power." His documentary on A. Phillip Randolph was featured on PBS.

The President's commission chose Williams as the keynote speaker at the start of the Smithsonian Museum's celebration of the 50th anniversary of the Brown decision. He was also selected as the first speaker in 2003 for C-SPAN's nationally-televvised series "Students and Leaders."

As senior correspondent for NPR's "Morning Edition" and host of "America's Black Forum," a nationally syndicated weekly news program, Williams is at the cutting edge of America's culture and politics.

For more information on this speaker, visit [www.apbspeakers.com](http://www.apbspeakers.com)

## REGISTRATION FORM 2006 Vermont Statewide Housing Conference

Please include a separate registration form for each participant. Registration fee is **\$40 per person**, postmarked *no later than Friday, Sept. 29*; **\$50 per person**, postmarked *after Sept. 29*. Remember: You can also register and submit payment online at [www.vhfa.org/conference](http://www.vhfa.org/conference)

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
ORGANIZATION \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_  
LUNCH SELECTION:  CHICKEN  SALMON  VEGETARIAN

We'll make accommodations for people with disabilities. Request your needs *no later than Monday, Oct. 30*. A limited number of scholarships are available. Call (802) 652-3413 for details. Make your check payable to: **VERMONT HOUSING FINANCE AGENCY**, P.O. Box 408, Burlington, VT 05402-0408. To help us with our room arrangements, please mark below the workshops you plan to attend. Your selections are not binding.

### 10:45-noon MORNING CONCURRENT WORKSHOPS

- Housing 101
- Homelessness
- Local Organizing
- Housing & Health I (Overview)
- Supportive/Transitional Housing I (Overview)
- Partnerships Among Non-Profits & For-Profits

### 1:15-2:00 p.m. EARLY AFTERNOON CONCURRENT WORKSHOPS

- Federal Housing Policy
- Septic Regulations
- Employer-Assisted Housing
- Housing & Health II (Sprawl)
- Supportive/Transitional Housing II (Corrections)
- Market Analyses

### 2:15-3:00 p.m. MID-AFTERNOON CONCURRENT WORKSHOPS

- State Housing Policy
- Density & Design
- Housing & Medicaid Waivers
- Housing & Health III (Air Quality Standards)
- Supportive/Transitional Housing III (Domestic Violence)
- Stimulating Single-Family Development

### 3:15-4:00 p.m. LATE AFTERNOON CONCURRENT WORKSHOPS

- Preservation & Tax Credit Projects
- Accessory Apartments
- Mobile Homes & Manufactured Housing
- Housing & Health IV (Developing Green Affordable Housing)
- Supportive/Transitional Housing IV (Mental Health)
- Inclusionary Zoning



**vhfa**  
Vermont Housing Finance Agency  
P.O. Box 408  
Burlington, VT 05402-0408



# 2006 Vermont Statewide Housing Conference

Vermont's biennial gathering of housing professionals

FIRST-CLASS MAIL  
U.S. POSTAGE  
**PAID**  
BURLINGTON, VT  
PERMIT NO. 878

**MONDAY, NOVEMBER 13**  
Sheraton Hotel & Conference Center  
870 Williston Road  
South Burlington, VT

# 2006 Vermont Statewide Housing Conference

**MONDAY  
NOVEMBER 13**

Sheraton Hotel & Conference Center  
870 Williston Road  
South Burlington, VT

### ABOUT THE CONFERENCE

Rising costs. Wages that don't keep up. Tight markets. Unmet needs. Obstacles to development.

All these concerns are familiar to the members of Vermont's housing community, and all of them are contributing to our housing problem. We all agree we need to develop more housing. We understand the pressures rising housing costs place on individual Vermonters, their families, on businesses, on our communities and on our state's economy. We are all aware that we need to build more support for housing statewide in order to meet the growing need.

### SPONSORSHIP OPPORTUNITIES

Join us as a sponsor of the conference and receive promotional consideration on conference posters, banners, and other print materials — as well as on the conference Web site:  
[www.vhfa.org/conference](http://www.vhfa.org/conference)

For details, contact **JOHN FAIRBANKS** at 802.652.3424 or [jfairbanks@vhfa.org](mailto:jfairbanks@vhfa.org).

### REGISTER ONLINE [www.vhfa.org/conference](http://www.vhfa.org/conference)

Or mail in the enclosed form with payment

The 2006 Vermont Statewide Housing Conference will offer many opportunities to discuss solutions to our housing problems. And this year, we are featuring new workshops on supportive/transitional housing and housing and health.

At this year's conference, we'll be talking about state and federal housing policy, innovative design concepts, zoning policy and regulatory changes, promoting community support for housing and partnerships among non-profits and for-profits, homelessness and much, much more!

We're pulling together people from all over Vermont to talk about what's working and what's not in their communities or their regions.

It's going to be a busy day, an informative day, and we hope you'll join us!

# AGENDA

8:00-9:00 a.m.  
**REGISTRATION/COFFEE, PASTRIES**

9:00-10:30 a.m.  
**OPENING SESSION**

**Welcome**  
Sarah Carpenter, Executive Director,  
Vermont Housing Finance Agency;  
Jim Condos, City Council Chair,  
South Burlington

**Keynote speaker**  
Juan Williams, National Public Radio  
correspondent (See other side)

10:30-10:45 a.m.  
**BREAK**



# 2006

# Vermont Statewide Housing Conference

*Vermont's biennial gathering of housing professionals*

**REGISTER ONLINE**  
[www.vhfa.org/conference](http://www.vhfa.org/conference)  
Or mail in the enclosed form with payment

**LUNCH Noon-1:15 p.m.**

**BREAK 2:00-2:15 p.m.**

**BREAK 3:00-3:15 p.m.**



**10:45 a.m.-noon**

**1:15-2:00 p.m.**

**2:15-3:00 p.m.**

**3:15-4:00 p.m.**

## HOUSING 101

The basics of affordable housing development in Vermont, including a discussion of how Vermont's housing delivery system works.

## FEDERAL HOUSING POLICY

A discussion of existing housing policy and about prospects for housing legislation after the new Congress takes over in 2007.

## STATE HOUSING POLICY

A review of recent legislative activities and their impact on housing development, a look at what to expect from the new Legislature and the administration next year, and a discussion of housing issues that should be on the table in January.

## PRESERVATION & TAX CREDIT PROJECTS

How do we best assure continued affordability at tax credit properties at Year 15 and beyond?

## HOMELESSNESS

Estimates of Vermont's homeless population have hovered around 4,000 for several years, and one-in-four of those are children. Many homeless Vermonters are in working families. What are we doing to address this situation, and what else could we be doing?

## SEPTIC REGULATIONS

Addressing Vermont's large and unmet needs in terms of wastewater management is crucial to any discussion about housing development and overall growth. This workshop will look at the challenges ahead, Vermont's regulations, and successful models for creating capacity.

## DENSITY & DESIGN

We know density is key to affordability in housing development. How do we get communities to recognize the need for density, and how do we design housing to be both attractive and efficient in use of available land?

## ACCESSORY APARTMENTS

Discussion of changes in Chapter 117 that encourage development of accessory apartments and a look at how communities around the state are taking steps to promote an increase in this part of the housing supply.

## LOCAL ORGANIZING

Across the state, community groups and local governments are organizing to support affordable housing development. Here's what's going on, from the perspective of the people doing that organizing.

## EMPLOYER-ASSISTED HOUSING

A new tool to help make housing more affordable is an employer housing benefit. This is an idea that is beginning to become accepted in Vermont; come learn how and why.

## HOUSING & MEDICAID WAIVERS

What does Medicaid have to do with housing? Your residents now have another option if they need long-term care and are eligible for Medicaid: they are entitled to stay at home. We'll discuss this recent change, what your residents should know, and how this choice might affect your operations.

## MOBILE HOMES & MANUFACTURED HOUSING

A discussion of legislative issues, manufactured housing financing options and issues concerning mobile home parks, including possible new development and existing facilities.

## HOUSING & HEALTH I (OVERVIEW)

A wide-ranging discussion of how issues of health and affordable housing complement one another, and a preview of afternoon workshops on sprawl, air quality and green building.

## HOUSING & HEALTH II (SPRAWL)

This workshop will explore the relationship between sprawling settlement patterns and public health/quality of life in Vermont communities.

## HOUSING & HEALTH III (AIR QUALITY STANDARDS)

Ensuring good air quality in multifamily buildings is essential. Experts will discuss ways to mitigate the factors that can aggravate asthma and other air-quality-related illnesses.

## HOUSING & HEALTH IV (DEVELOPING GREEN AFFORDABLE HOUSING)

How can we build affordable housing that is healthy for residents and the environment? Learn how developers have made it happen with reasonable budgets and conventional materials.

## SUPPORTIVE/TRANSITIONAL HOUSING I (OVERVIEW)

An introduction to the day-long discussion of how we can best provide housing for Vermonters who have particular challenges finding it.

## SUPPORTIVE/TRANSITIONAL HOUSING II (CORRECTIONS)

What are the challenges facing Vermonters who are leaving the corrections system and need housing, and how can we best overcome them?

## SUPPORTIVE/TRANSITIONAL HOUSING III (DOMESTIC VIOLENCE)

Women fleeing domestic violence often face obstacles to finding safe, affordable housing. This workshop will focus on how to overcome those obstacles and the need for sustainable housing options, such as transitional housing, as an important step to achieving safety and economic self-sufficiency.

## SUPPORTIVE/TRANSITIONAL HOUSING IV (MENTAL HEALTH)

A discussion of the various challenges and opportunities around developing transitional housing for Vermonters with psychiatric disabilities.

## PARTNERSHIPS AMONG NON-PROFITS & FOR-PROFITS

How can non-profits and for-profits work together more effectively to promote housing development? This workshop covers some successful efforts at bringing the resources, skills and expertise of both worlds together.

## MARKET ANALYSES

Understanding the dynamics of your local housing market is key to understanding and addressing local housing needs. In this workshop, a professional housing market analyst will introduce basic methods we can use to gain more insight into the barriers and opportunities for affordable housing in our local areas.

## STIMULATING SINGLE-FAMILY DEVELOPMENT

How can we encourage the production of more affordable single-family housing? What policy changes do we need to make, and how do we work with communities?

## INCLUSIONARY ZONING

Are inclusionary zoning regulations a tool for creating more housing or an impediment? We expect a spirited discussion about this approach to housing development.