Innovations & Evolutions in Affordable Housing
Wednesday, September 4, 2019  9:30 a.m. – 11:45 a.m.
St. Luke’s Episcopal Church, 435 Peachtree St. NE, Atlanta, GA 30313

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Atlanta Regional Housing Forum

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WELCOME & ANNOUNCEMENTS
Bill Bolling, Moderator
Food Well Alliance

PANEL 1 - Innovations in Development Financing

Will Lambe
Enterprise Community Partners

John O'Callaghan
Atlanta Neighborhood Development Partnership

Amanda Rhein
Atlanta Land Trust

Dale Royal
LISC Atlanta

PANEL 2 - Evolutions in Design & Development

Wesley Brooks
Atlanta Habitat for Humanity

Will Johnston
MicroLife Institute

Eric Kronberg
Kronberg Wall

Atticus LeBlanc
PadSplit

AUDIENCE Q&A

ADJOURN
BILL BOLLING is the founder and moderator of the Atlanta Regional Housing Forum. Bill served as executive director of the Atlanta Community Food Bank since founding the organization in 1979 until June 2015. Over the span of 36 years, he led the Food Bank's distribution of more than half a billion pounds of food and grocery products through a network of more than 600 local and regional partner nonprofit organizations that feed the hungry across 29 Georgia counties. As a charter member of Feeding America, the national network of food banks, Bill was instrumental in the start-up of food banks across the country. He is a frequent speaker on topics related to hunger, poverty, regionalism, affordable housing and public policy reform.

WILL LAMBE has joined Enterprise's Creative Capital team as director of Capital Solutions. In this new position, he will cultivate a pipeline of affordable housing and community facility projects across the Enterprise capital delivery platform. Will's role will span multiple areas of Enterprise, including debt and equity products, as well as Enterprise's emerging work in Opportunity Zones and Opportunity Funds. In this role, he will also support targeted capital raising efforts through Enterprise's CDFI (Community Development Financial Institution) to address the financing needs of affordable housing developers and community services providers. With over 15 years of experience in the community and economic development sphere, Will will use his strong background in building public-private partnerships and knowledge of practical investment strategies to help improve the lives of individuals and communities. Most recently, Will was a senior advisor at the Federal Reserve Bank of Atlanta, where he focused on building partnerships that would enable private investment into distressed markets. Will holds a bachelor's degree from the University of Colorado and a master's in public policy from Duke University.

JOHN O'CALLAGHAN is the president and CEO of Atlanta Neighborhood Development Partnership, Inc. (ANDP), an affordable housing nonprofit and chartered member of the NeighborWorks network. O'Callaghan's organization is currently focused on addressing housing recovery in neighborhoods with high levels of negative equity, and preserving affordable housing in areas with high market appreciation. One of the nation's largest nonprofit redevelopers of vacant foreclosed homes, ANDP has rehabbed over 500 vacant, deteriorating homes for new owners; provides development capital through its CDFI loan fund; and is actively engaged in single-family policy issues. O'Callaghan's nonprofit experience includes time with United Way and The American Red Cross. He spent nearly a decade in local government, serving as a Fulton County Commissioner, Atlanta City Councilmember, Director of Intergovernmental Affairs under Atlanta Mayor Maynard Jackson, and led Fannie Mae's public affairs for the Southeast. O'Callaghan serves on the boards of the Atlanta Metropolitan College Foundation, National Housing Conference, Framework, and the Housing Partnership Network.

AMANDA RHEIN is Executive Director of the Atlanta Land Trust, a non-profit committed to creating and preserving housing in Atlanta that will remain affordable in perpetuity. Prior to joining the Atlanta Land Trust Ms. Rhein led the transit oriented development (TOD) initiative at MARTA, the nation's ninth-largest public transit system, resulting in the redevelopment of over 35 acres of underutilized surface parking at eight heavy rail stations. Ms. Rhein spent almost 10 years at Invest Atlanta, Atlanta's Development Authority and the economic development agency for the City of Atlanta. While at Invest Atlanta, Ms. Rhein managed the City's primary economic development tools which catalyzed over 30 projects, resulting in the investment of $3.5 billion in Atlanta's most underserved communities. A native of Cincinnati, Ohio, Ms. Rhein graduated from Boston College with a bachelor's degree in sociology in 2002. She earned a Master of City and Regional Planning from the Georgia Institute of Technology in 2004.

DALE ROYAL - In March 2019, Dale Royal began work as executive director of LISC Atlanta, the 33rd metropolitan program office for the national social enterprise, which invests $1.5 billion annually in economic development, affordable housing, community safety, good schools, and local health, while also helping people build the skills they need to compete for living wage jobs. LISC announced last year that it would open an Atlanta office and is now moving forward to hire staff and expand its local partnerships. Royal was most recently president of Atlanta Emerging Markets, Inc., an affiliate of the city's Invest Atlanta economic development authority. There, he oversaw work with impact investors to raise venture capital, deploy $200 million in New Markets Tax Credit financing, and assemble a $500 million “green” building fund—all focused on helping capitalize development throughout the city. Royal has a master's in public policy from Duke University, a bachelor's in economics from the University of California/Irvine and spent a summer at Harvard's Kennedy School of Government, honing his policy skills.
WESLEY BROOKS is Vice President of Housing and Neighborhood Engagement and leads the organization’s new department that focuses on housing development, strategic policy and neighborhood engagement. Before coming to Atlanta Habitat in June 2017, Wesley served as manager of Housing and Policy for the Georgia Department of Community Affairs. As a leader in affordable housing across Georgia, Wesley was invested in the development and preservation of affordable housing along the full spectrum of housing needs throughout the state. From the coordination of supportive services and housing for Georgia’s homeless population and the integration of state supportive housing into thriving communities, to the development of programs—providing relief to underwater homes in our cities. Wesley also led the Housing Outreach Coordinators for the Community Affairs department—connecting Georgians to housing throughout the state and training communities to realize their housing visions through the Georgia Initiative for Community Housing. Prior to his work with the State of Georgia, Wesley served as the program manager for the Green and Healthy Homes Initiative in Atlanta, a Senior Policy Analyst for the Office of Sustainability in New Haven, Connecticut, and as an Architectural Designer in Chesapeake, Virginia. Wesley earned a Bachelor of Architecture at Hampton University and holds a Master of City and Regional Planning from Georgia Institute of Technology. He is a reservist in the US Army Corps of Engineers and a veteran of Operation Iraqi Freedom.

WILL JOHNSTON, Founder and Executive Director of MicroLife Institute and is an energetic force for the micro housing movement. Will has helped bring awareness and advocacy to the Tiny House Movement to Atlanta and the South. Originally a Marketing Guru, Johnston found a new life by upheaving his old one. Four years ago he quit his job sold most of his possessions and traveled to New Zealand. There, he discovered a new way to live in a minimalist and experiential fashion. Returning to Atlanta he picked up on the Tiny House Movement and has not looked back. Johnston is growing the advocacy and education about the tiny house movement and what it could do for the south and Atlanta. He grew his monthly Meetup group to 2100 people in 3 years and holds monthly educational and advocacy meetings. Johnston has presented to SCAD Atlanta, GSU, HOAs and other community groups on the premise of what Micro-living could mean for the area and why it appeals to so many people.

ERIC KRONBERG, Principal with Kronberg Wall, is a zoning whisperer. He specializes in examining and demystifying zoning ordinances to find ways to make great projects possible and help others navigate through the zoning swamp. He uses his skills for the force of good as a principal at Kronberg Wall, leading the firm’s pre-development efforts by combining skills in planning, development, architecture, and zoning. Eric leverages this potent cocktail to chart the course of best possibilities for each site’s redevelopment. His work with Kronberg Wall, the Incremental Development Alliance, the Congress for the New Urbanism, the Georgia Conservancy, and the Atlanta Bicycle Coalition has solidified his stance as an advocate for walkable and bikable communities. Eric has also been deeply committed to community redevelopment for the past several decades. He has served as a community leader in roles of Vice-President, President, Zoning Chair, and now Zoning Guru Emeritus for the Edgewood Neighborhood in Atlanta, GA.

ATTICUS LEBLANC is the founder of PadSplit, Inc and co-founder of Stryant Investments, LLC, and Stryant Construction & Management. He has been an affordable housing advocate and investor since 2008, when he began acquiring distressed single-family homes in Southwest Atlanta. PadSplit was founded in 2017 after earning a grant from the Enterprise Community Foundation’s ATLChallenge affordable housing competition. PadSplit was based on the concept that shared housing in a single-family setting could provide attractive, accountable, & affordable housing without the need for public subsidy. Stryant Investments, LLC has owned and managed 9 apartment complexes, over 100 single family homes, and several adaptive re-use commercial projects locally, including the Academy Lofts, a historic renovation of the George W. Adair School in Adair Park, which will include 35 affordable micro units and 10,000 sf of creative commercial space tailored toward the arts community. Atticus serves on the board of trustees for Campfire GA and the advisory board for The Creatives Project. He is an active member of the Buckhead Rotary Club of Atlanta and volunteers regularly with ULI’s Urban Plan Education Initiative and TAPs Committee. He also enjoys coaching youth soccer, baseball, and swimming throughout the year. He graduated from Yale University in 2002 with a BA in Architecture and Urban Studies and was a 2017 graduate from ULI’s Center for Leadership.