



CCAH Spring 2026 Conference

June 8-10, 2026

Silverado Resort, Napa CA

*CCAH reserves the right to modify sessions & rooms

DAY 1 – Monday, June 8, 2026

Pre-Conference CCAH Board Activities

2:00 p.m. – 4:00 p.m. VINTNER'S COURT

CCAH Board Meeting (Board Members only)


Optional Pre-Conference CCAH Activities

1:00 p.m. – 5:00 p.m. COURTSIDE COMMONS

Pickleball and Bocce Ball

Join fellow attendees for complimentary open play at the bocce ball and pickleball courts located by The Spa across the street from the resort. No registration is required - simply stop by and join the fun!

For pickleball players, paddles and balls will be available onsite if you prefer not to travel with your own equipment.

A large, faint, stylized watermark logo is visible in the background of the page, partially overlapping the bottom of the optional activities box. It appears to be a large, light-colored letter 'D' or a similar shape.

DAY 1 – Monday, June 8, 2026

5:00 p.m. – 7:00 p.m. INSIDE TERRACE & PATIO

Early Conference Check-In Opens – Pick up your badge during our welcome reception

Welcome Reception & Cocktail Party

**Sponsored by:
PGIM Real Estate &
Northern California Women’s Affordable Housing Network (WANH)**



PGIM
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Women’s Affordable
Housing Network

7:30 p.m. – 9:00 p.m. – VINTNER’S COURT

MALIA COHEN FOR STATE CONTROLLER FUNDRAISER

Please join Caleb Roope and the California Council for Affordable Housing for a reception supporting State Controller Malia Cohen. The California Council for Affordable Housing’s PAC is proud to endorse Malia Cohen to continue in her role as the state’s chief fiscal officer; this ticketed event supports those efforts.

Please RSVP to Annie Eagan at Annie@Eaganconsult.com or call/text (415)269-5105 and select your sponsorship level in advance to secure your spot

Day 2 – Tuesday, June 9, 2026

7:30 a.m. – 5:00 p.m. SILVERADO EAST FOYER

Registration

7:30 a.m. – 9:15 a.m. FAIRWAY DECK & ROYAL OAK

Breakfast Buffet

8:00 a.m. – 5:00 p.m. SILVERADO WEST FOYER

8:40 a.m. – 8:50 a.m.

ALL SESSIONS SILVERADO BALLROOM - [Welcome and Introductions](#)

8:50 a.m. – 9:20 a.m.

Keynote Speaker

Matt Orton

Raymond James

Senior Vice President, Head of Advisory Solutions and Market Strategy



Matt Orton, CFA, is Head of Advisory Solutions and Market Strategy at Raymond James Investment Management, where he leads analysis of interest rates, capital markets, and economic trends shaping real estate investment decisions. With more than 15 years of experience, Matt focuses on how monetary policy, inflation, and market volatility affect capital access and development feasibility for multifamily rental housing - particularly in high-cost, highly regulated markets like California. Known for translating complex macroeconomic forces into practical insights, he is a frequent commentator on CNBC and Bloomberg TV. Matt holds an MBA from Cornell University, a bachelor's degree from Vanderbilt University, and is a Chartered Financial Analyst.

9:25 a.m. – 10:20 a.m.

SESSION 1: [State Program Updates & Discussion on SB 686 and AB130](#)

Moderator: Jenna Abbott, Executive Director CCAH

Speakers: Tony Sertich, Executive Director, CalHFA; Gustavo Velasquez, Director, HCD; Marina Wiant, Executive Director, CTCAC/CDLAC

Our panelists are leaders from our most active state agency financing partners. Attendees and panelists will engage in an interactive discussion on policy and programs, funding availability, and upcoming application and NOFA calendars. With the reorganization of the BCSH to include the formulation of an agency, fully focused on housing and homelessness, there are opportunities for process improvements, and for our industry and partner agencies to work more effectively and efficiently together. The devil is in the details and our panelists will share their perspectives on the path forward. We will also delve into the implementation timelines for SB 686.

10:20 a.m. – 10:30 am

[Sponsor Networking & Coffee Break](#)

10:35 a.m. – 11:30 a.m.

SESSION 2: Alternative GAP Financing/New Methods of Financing Affordable Housing

Moderator: Geoff Brown, President & CEO, USA Properties Fund

Speakers: Jessica Captanis, Vice President - Originations, WNC, Mike Hemmens, Managing Director, Citi Community Capital; Peter Nichol, Senior Vice President, Merchants Capital; Steve Wylder, EVP, Head of Investments, Safehold

With stubbornly high interest rates, low equity pricing, and ever-dwindling sources of traditional gap financing, this session will explore alternative private sources of gap funding for affordable housing. Panelists will discuss the costs and benefits of utilizing different sources of capital, risk considerations, and strategies to maximize resources, reduce costs, and enhance project feasibility.

11:35 a.m. – 12:30 p.m.

SESSION 3: State of the Equity Market

Moderator: Alexa Washburn, National CORE

Speakers: Cory Bannister, Managing Director, R4 Capital; Michael Gaber, Senior Vice President, PNC; Sebastian Glowacki, Senior Vice President, US Bank; Matt Grosz, Managing Director and Deputy Chief Investment Officer, Red Stone Equity

Although the passage of the 25% test has significantly increased the availability of tax-exempt bonds and accompanying 4% tax credits, the capital markets and the availability of equity to absorb the additional supply remain out of balance. During this panel, you will hear from some of the more active syndicators and investors in California as they discuss how they are managing capital deployment, market and underwriting trends, and LIHTC investor appetite and pricing.

12:30 p.m. – 1:40 p.m.

MANSION GARDEN LAWN – [Lunch](#)

1:45 p.m. – 4:00 p.m. – ROYAL OAK

Breakout session for Property Owners & Managers

Moderator: Rosemary Lynch

Speaker: Robert Boden, Director of the Asset Management Division, U.S. Department of Housing and Urban Development's Multifamily West Region

We are pleased to welcome Robert Boden, HUD Director, Asset Management Division who will be presenting on several topics: preservation programs, FHA mortgages, RAD and PRAC programs. We are excited to have the opportunity to learn from his experience and expertise.

This breakout session is designed for Management Agents navigating the growing challenges between program compliance, operational realities, and financial risk in affordable housing. As programs layer - HUD, HOME, HCD, CTCAC, USDA - well-intentioned rules often collide at the property level, creating confusion at the property and for the Management Agent. This session brings together perspectives from property management, asset management, and owners/developers to unpack where breakdowns actually occur.

With government closures and recent government program dismantling, policy changes are reshaping the affordable housing landscape, this breakout offers management agents a space to connect, problem-solve the recent changes and engage with asset managers/owners/investors/lenders.

Finally, the session will connect operations to dollars - highlighting, program requirements, rent limits, utility allowances, and turnover-driven knowledge loss - and examine how early design decisions can either support or undermine long-term physical integrity and manageability. Attendees will leave with a clearer understanding of where risk truly sits and how to protect their properties and revenue.

1:45 p.m. – 2:40 p.m.

SESSION 4: Closing the Gap in a High-Rate Environment

Moderator: Laurie Doyle, Executive Vice President, Affordable Housing Development Corporation

Speakers: Mark Ragsdale, Senior Vice President, PNC; Sonia Rahm, SVP, Affordable Housing Director, Banner Bank; Kenji Tamaoki, Executive Director - Agency Originations, PGIM; James Vossoughi, Executive Director, J.P. Morgan

With more deals hitting the market than ever before, securing debt is no longer just about availability - it's about execution. This session dives into the nitty-gritty of 2026 underwriting standards, including increased scrutiny of operating expenses and the rise of "creative layering" to combat the equity-to-debt imbalance. Experts will weigh in on the pros and cons of bridge-to-permanent structures and how to navigate tightening requirements for private activity bonds under the new 25% threshold.

2:45 p.m. – 3:40 p.m.

SESSION 5: Monetizing the Mission: The Rise of GP Interest Securitization

Moderator: Caleb Roope, President & CEO, The Pacific Companies

Speakers: Daniel Alpert, Executive Chairman, Westwood Capital LLC; Rab Ker, Managing Director, Westwood Capital, LLC; David Leon, NMRS-Equity Partner, Nelson Mullins; Vicki Marmorstein, Sole Owner and Managing Executive, Vicki Marmorstein P.C.

In an era where “gap financing” is a daily hurdle, an increasing number of LIHTC developers are no longer waiting for Year 15 to realize value. This panel explores the sophisticated world of GP interest securitization—the process of utilizing future GP cash flows received to raise immediate, low-cost capital. We will discuss how the One Big Beautiful Bill Act (OBBBA) has increased the scale of these portfolios, making them more attractive to institutional “yield-seekers.” Join us to learn how to bridge the gap between today’s construction costs and tomorrow’s stabilized value without giving up control of your portfolio.

3:40 p.m. – 3:50 p.m.

Sponsor Networking Coffee Break

3:55 p.m. – 4:50 p.m.

SESSION 6: Federal and State Legislative Update

Moderator: Michael Gaber, Senior Vice President – Originations, PNC Multifamily Capital

Speakers: Orlando Cabrera, Partner, Arnall, Gregory, Golden LLP; Matt Grinney, Policy Director, Brownstein Hyatt Farber Schreck; Steven Stenzler, Senior Policy Advisor, Brownstein Hyatt Farber Schreck

Join CCAH federal and state political consultants and Washington, D.C., experts as we break down the current legislative environment in California and Washington, D.C. Among many other topics, this panel will focus on how the current administration may influence housing policy and what we, as an industry, need to prepare for or defend against as changes occur.

4:50 p.m. – 5:00 p.m.

Conference Wrap Up and Announcements

5:00 p.m. – 7:00 p.m.

MANSION CIRCLE

Closing Reception and Hosted Cocktail Party

Day 3 – Wednesday, June 10, 2026

8:00 a.m. – 9:30 a.m.

FAIRWAY DECK & ROYAL OAK - [Breakfast Buffet](#)

9:00 a.m. – 11:00 a.m.

VINTNER'S COURT – [Policy Roundtable](#)

Join CCAH staff, legislative advocates, and policy committee members for an open and engaging forum on the policies shaping affordable housing development across California.

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