

Unlocking Capital for Housing:

A Roundtable on Funding Programs, Opportunities, and Action

Thursday, December 11th - 4:30 to 6 p.m. (virtual)



Join leading practitioners for a practical, solutions-focused roundtable on the financing tools that drive housing development across Delaware and the surrounding region. Our panel will explain how major programs — including Low-Income Housing Tax Credits (LIHTC), Opportunity Zones, Historic and New Markets Tax Credits, the OPAL Tax Credit Fund, and the Wilmington First-Start Homebuyers Program — operate in real projects and how they can be combined to unlock capital.

You'll receive:

- **Program overviews:** Clear, concise explanations from experts who work with these funding sources every day.
- **Real-world case studies:** Concrete examples showing how capital was assembled and deals delivered.
- **Myth-busting:** Common misconceptions exposed and corrected.
- **Synergies & stacking:** Practical guidance on aligning multiple funding sources to maximize impact.
- **Actionable next steps:** Specific things investors, banks, community partners, government agencies, and developers can do now.
- **Audience Q&A:** Time for your questions and discussion.

Speakers include representatives from the Federal Home Loan Bank Pittsburgh, Delaware State Housing Authority, Regional Housing Legal Services, Reimagine Development Partners, Allivate Impact Capital, and other partners.

This is the first session in a planned series designed to deepen understanding, spark collaboration, and equip financial institutions, community organizations, and developers with the knowledge to drive effective housing investment.

Register at: <https://portal.debankers.com/events/>

Stay Tuned for More Sessions in This Series. Sponsorships Available!

Unlocking Capital for Housing: *Experts*



Fred Bañuelos, Community Investment Business Development Manager, Federal Home Loan Bank Pittsburgh

Prior to joining the Bank in 2018, Mr. Bañuelos worked for the Harrisburg Housing Authority, where he managed operations for the Housing Choice Voucher Program, Public Housing Program and Capital Improvement Program. Prior to that, he was Deputy Director for the Pennsylvania Department of Community and Economic Development and Executive Director of the Alliance for Building Communities, non-profit affordable housing development corporation and Realtor for over 25 years.



Daniel Bond, Managing Member and Delaware Opportunity Zone Investor

Dan Bond is currently the Managing Member and investor in two Opportunity Zone funds working on historic rehab projects in southern Delaware. His academic background included a Bachelor of Architecture degree from Rhode Island School of Design and a PhD in Planning and Economics from the University of North Carolina at Chapel Hill. His professional career path went from economic analysis of centrally planned and developing economies and transitioned into a focus on the financing of infrastructure projects in developing countries.



Dr. William B. Bradshaw II, CEO Reimagine Development Partners, Professor of Practice of real estate development, Tulane University

Dr. William B. Bradshaw II is the co-founder and CEO of the Reimagine Development Partners (“Reimagine”), which provides capital for downtown revitalization deals that need doing but have fallen through the cracks of the financial markets. He is also a founding faculty member of the Sustainable Real Estate Development Program at Tulane University, where he has taught since 2008.



Alex Flachsbarth, Founder and CEO, Opportunity Alabama

As Founder and CEO of OPAL, Alex has invested in over a half billion dollars worth of catalytic real estate developments across Alabama (and, increasingly, other states as well) since 2018 through technical assistance and tax-advantaged capital investment, including over \$65M raised for over a dozen deals through OPAL’s own family of investment funds.



Stephanie Griffin, Chief Production Officer, Delaware State Housing Authority (DSHA)

Stephanie Griffin is the Chief Production Officer (CPO) for the Delaware State Housing Authority (DSHA) with 10+ years of experience in affordable housing. As CPO, she oversees all DSHA programming including the financing, construction, and portfolio management of multifamily rental housing throughout the state of Delaware (LIHTC and PBCA).



Noelle St. Clair Lentz, Co-Founder, CEO and Managing Director, Allivate Impact Capital®

Noelle St. Clair Lentz is Co-Founder, CEO and Managing Director of Allivate Impact Capital®, an impact investing fund manager and subsidiary of Woodforest Financial Group®. Noelle is also Senior Vice President, Impact Investing and Strategic Initiatives Director at Woodforest National Bank®. In this role, she spearheaded the bank’s impact investment strategy across its 17-state footprint in line with Community Reinvestment Act (CRA) objectives. She also identified and executed over \$100 million innovative, high-impact investments across asset classes.



Kelly Prokop, Senior Staff Attorney, Regional Housing Legal Services

Kelly joined the RHLS team in 2023 and is based in the Pittsburgh office. She represents nonprofit developers throughout Pennsylvania in LIHTC and other affordable housing transactions. She also represents and provides legal advice to several community land trusts that create, preserve, and steward permanently affordable housing in their communities.



Karen Speakman, Executive Director, NeighborGood Partners

Karen B. Speakman is the Executive Director at NeighborGood Partners, bringing extensive experience in community development and affordable housing initiatives. Throughout her career, she has directly overseen the development of 46 rental housing complexes and demonstrated leadership in strengthening communities through housing, lending, and financial education services.



Jack Stucker, Supervising Attorney, Regional Housing Legal Services

Jack is a Supervising Attorney in RHLS’ Housing Development Legal Services practice. Jack focusses his work on supportive housing initiatives. He represents nonprofit developers in Low Income Housing Tax Credit (LIHTC) and other housing transactions with a focus on serving individuals exiting homelessness or who may otherwise benefit from social supportive services. Having previously served as General Counsel for Delaware’s LIHTC allocating agency, Delaware State Housing Authority, Jack brings a deep understanding of government financing perspectives to his work. He excels at providing strategic counsel to clients navigating multiple systems to develop, preserve, and operate supportive housing.