2026 St. Louis, MO

ADVANCING AFFORDABLE HOUSING

Regional Roadmap: Financing to Front Door



Presented by
Missouri Statewide Independent Living Council (MOSILC)

Symposium Sponsor
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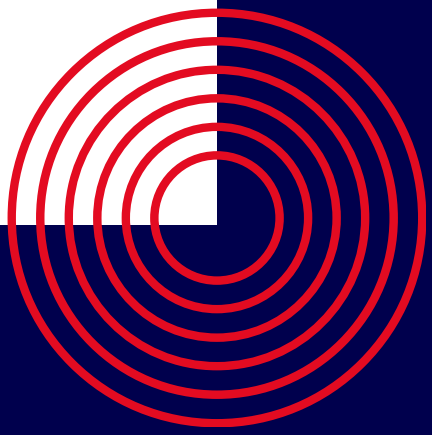
01
WELCOME | OVERVIEW | APPRECIATION

02
AGENDA

03
PRESENTER & PANELIST PROFILES

04
FROM ROADMAP TO ACTION

05
NOTES



SYMPOSIUM PROGRAM

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WELCOME

The Missouri Statewide Independent Living Council (MOSILC) welcomes you to the **2026 Advancing Affordable Housing Symposium | Building a Regional Roadmap for Inclusive Growth**
MOSILC is a nonprofit organization that works to promote independent living for people with disabilities across Missouri. It brings together individuals, agencies, and organizations to improve services, support advocacy, and help shape public policy to ensure that people with disabilities can live as independently as possible in their communities.

SYMPOSIUM OVERVIEW

Affordable housing doesn't happen by chance—it happens through collaboration, innovation, and strategic investment. Through real-world case studies and dynamic discussions, attendees will demystify the capital stack, explore proven financing and development strategies, and discover how housing, when paired with supportive services and community partnerships, creates pathways to thriving communities. Participants will leave with practical tools, stronger cross-sector connections, and actionable solutions to accelerate the delivery of quality, attainable housing across the region.

APPRECIATION

A Special Thank You to Missouri REALTORS®
Our 2026 Symposium Sponsor

Missouri REALTORS®

Missouri REALTORS® supports affordable housing because strong communities depend on access to safe, attainable housing. We advocate for policies and partnerships that expand housing opportunities, strengthen local economies, support workforce needs, and help more Missourians achieve the dream of homeownership while protecting private property rights and promoting community growth.

COMMUNITY SPONSOR

Mo Housing
Missouri Inclusive Housing

MOSILC HOUSING COMMITTEE

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Samantha Montgomery
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Travis Rash
Jim Ruedin
Barbara Uecker
Herman Vance
Steven Wright

Thank you to our partners and sponsors for helping make the symposium accessible and impactful for our commmunity

AGENDA

8:00 – 8:30 AM | Registration & Networking

8:30 – 8:40 AM | Welcome
- Samantha Montgomery

8:40 – 8:50 AM | Symposium Sponsor: Missouri REALTORS®
- Matthew Becker

8:50 – 10:15 AM | Morning Policy Plenary
The Road to Home: What the 21st Century ROAD to Housing Act Means for Housing Affordability & Access
- Sam Hall - Introductions/ Q&A Moderator
- Crockett Worthington | Senior Advisor, HUD
- Elayne Weiss | Senior Policy Advisor, Federal Financing & Housing, NAR

10:15 – 10:30 AM | Break

10:30 – 11:30 AM | Opening Keynote: A House Is More Than A Home
More than walls and a roof, a home represents security, stability, and surety—and in every thriving community, that must be a standard, not a suggestion.
- Pastor Andre Alexander | President, Tabernacle Community Development Corporation

11:30 – 12:15 PM | Lunch & Set-up for Session 1

12:15 – 2:15 PM | Session 1: Capital Stack in Action
How Affordable Housing Gets Financed & Delivered
A case study of South St. Louis scattered-site developments from multiple partner perspectives.
- Colleen Hafner | Executive Director, Rise Community Development

Case Study Perspectives
- Karisa Gilman-Hernandez | Executive Director, Dutchtown South Community Corporation
- Christopher Shearman | Executive Director, Lutheran Development Group
- Rob Wagstaff | Lead Architect Historic Studio, CORE10 Architecture

Panel Discussion
- Colleen Hafner - Facilitator

2:15 – 2:30 PM | Break & Set-up for Session 2

2:30 - 4:30 PM | Session 2: Beyond Housing
Building Pathways to Thriving Communities
A case study highlighting The Hub and the collaborative partnerships that create thriving communities.
- Pastor Andre Alexander | President, Tabernacle Community Development Corporation

Case Study Perspectives
- Jeffrey McGee | President, St. Louis Design Alliance
- Margiree Stringer | Associate Director of Hub Operations, Tabernacle Community Development Corporation: The Hub
- Stephen Westbrooks | President & CEO, St. Louis Development Corporation

Panel Discussion
- Pastor Andre Alexander - Facilitator

4:30 - 5:00 PM | From Roadmap to Action
Turning Today's Ideas into Tomorrow's Housing Solutions
- Samantha Montgomery

PRESENTER & PANELIST PROFILES



Pastor Andre Alexander
President
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Pastor Andre Alexander is a pastor, engineer, author, and community development leader committed to empowering people and strengthening communities. He serves as Lead Pastor of The Tabernacle Community Development Corporation (TCDC), which he organized in 2014 to advance neighborhood revitalization, affordable housing, and economic opportunity in North St. Louis.
A St. Louis native, Pastor Andre holds an engineering degree from the University of Missouri–Columbia, an MBA from Webster University, and a Master of Theological Studies from Covenant Theological Seminary. He is currently pursuing a Doctor of Ministry. His leadership spans ministry, business, community development, and civic service, reflecting his commitment to developing people, creating pathways to opportunity, and building stronger communities for generations to come.



Matthew Becker
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Matthew Becker has been a REALTOR® and member of the Missouri REALTORS® and St. Charles REALTORS® associations since 2012. A graduate of the St. Charles REALTORS® Leadership Academy, Class of 2019, he served as the association's 2022 Board President and currently serves as a Missouri REALTORS® State Director and on the Government Affairs, RPAC, and Finance committees.
Matthew is Broker-Owner of Magnolia Real Estate in O'Fallon, Missouri, where he leads a team of 70 agents while continuing to serve clients as an active REALTOR®. He is committed to ethical leadership, professional development, and expanding access to homeownership.
Prior to real estate, Matthew spent 12 years with the Missouri State Highway Patrol, serving Missouri communities in a civilian role.



Karisa Gilman-Hernandez
Executive Director
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Karisa Gilman-Hernandez is Executive Director of Dutchtown South Community Corporation (DSCC), a nonprofit serving Southeast St. Louis neighborhoods including Dutchtown, Gravois Park, Marine Villa, and Mount Pleasant. She joined DSCC in 2020 as Community Empowerment Organizer, leading community engagement focused on environmental justice and equitable development before becoming Executive Director in 2023.
In her current role, Karisa leads DSCC's efforts to create vibrant, equitable neighborhoods shaped by the residents who call them home. The organization advances affordable housing through rental property management, new home development, and advocacy to expand access to affordable housing.
Originally from San Antonio, Texas, Karisa has called St. Louis home since 2015. She holds a BA in Organizational Leadership from the University of Missouri–St. Louis and lives in Tower Grove South with her family.

PRESENTER & PANELIST PROFILES



Colleen Hafner
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Colleen Hafner is Executive Director of Rise Community Development, where she leads efforts to expand access to affordable housing and community investment. Since joining Rise in 2018, she has held leadership roles in real estate development and community development finance, including Project Manager and CDFI Director, guiding lending, capitalization strategy, and organizational growth. Colleen brings more than 19 years of experience in housing and community development finance, including previous leadership roles with St. Louis Equity Fund and Gateway Community Development Fund.
She holds a bachelor's degree in business administration and a master's degree in public policy administration from the University of Missouri–St. Louis, along with a Graduate Certificate in Local Government Management. Colleen serves on several housing and community development boards, including Tower Grove CDC and the Missouri Workforce Housing Association.



Sam Hall
2026 President/ Co-Founder and Broker-Salesperson
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Sam Hall is President of St. Louis REALTORS® and co-founder of The Warner Hall Group at Dielmann Sotheby's International Realty. A leading St. Louis real estate professional and industry advocate, Sam brings expertise in residential real estate, historic housing, construction, land use, and public policy.
With more than a decade in real estate, Sam has built a reputation for strategic thinking, client advocacy, and community engagement. His leadership extends to housing policy, fair housing, professional ethics, and consumer advocacy, helping shape conversations affecting the region's real estate industry and housing market. His earlier experience in public policy, community organizing, historic renovation, and real estate development provides a broad perspective on housing and neighborhood investment.
A graduate of the University of Missouri–Columbia, Sam is also an avid cyclist and mountaineer.



Jeffrey McGee
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Jeffrey McGee is a licensed architect and President of St. Louis Design Alliance, where he has practiced since 2005 and led the firm since 2020. His work spans affordable housing, institutional, religious, and infill residential projects throughout the St. Louis region, including recent affordable housing developments in partnership with housing authorities and nonprofit organizations.
Jeff brings a collaborative, community-centered approach to design, with a particular passion for master planning and creating places that strengthen neighborhoods. He regularly partners with developers, faith-based organizations, and community organizations working to expand housing access and advance neighborhood revitalization. His experience provides a practical perspective on how thoughtful design, strategic partnerships, and community engagement can contribute to successful housing development.

PRESENTER & PANELIST PROFILES



Christopher Shearman
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Christopher Shearman is Founder and Executive Director of Lutheran Development Group (LDG), which he established in 2015 to advance community development through real estate investment and neighborhood revitalization. Under his leadership, LDG has invested more than $55 million in the City of St. Louis, with a focus on strengthening communities through strategic real estate development.
Chris brings experience in real estate investment, entrepreneurship, and community-based organizational leadership. He is a called and ordained pastor of The Lutheran Church—Missouri Synod and serves through LDG, an RSO of the LCMS.
Chris holds a BA in History from Samford University and a Master of Arts in Theology from Concordia Seminary in St. Louis. He and his wife, Dana, and their three daughters live in the Dutchtown neighborhood of South St. Louis, where LDG focuses its work.



Margiree Stringer
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Margiree Stringer serves as Associate Director of Hub Operations, a community initiative of the Tabernacle Community Development Corporation. With a passion for service and community connection, she oversees daily operations, supports Hub Partners, and coordinates programs and events that bring people together.
Margiree is committed to creating a welcoming, professional, and accessible environment where individuals, organizations, and community partners can connect and thrive. Her leadership is grounded in compassion, collaboration, and a genuine commitment to serving others.
Through her work at The Hub, Margiree builds meaningful partnerships and creates opportunities that strengthen the community, foster connection, and contribute to lasting positive change.



Robert W. Wagstaff, AIA
Lead Architect Historic Studio
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Robert Wagstaff, AIA, brings more than 30 years of architectural experience focused on housing, historic renovation, adaptive reuse, and community revitalization. As Historic Renovation Studio Lead, Rob specializes in transforming historic and underutilized properties into functional, community-serving housing while integrating contemporary needs and modern building requirements. His St. Louis work includes Marquette Park, a multi-building historic renovation and new four-family flats totaling 60 units, and Chippewa Park Homes, involving historic renovation and alterations to 15 existing buildings totaling 48 units. Rob brings a practical, comprehensive perspective—from planning and community engagement through design and technical implementation—to expanding housing opportunities while preserving the character and value of existing communities.

PRESENTER & PANELIST PROFILES



Elayne Weiss
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Elayne Weiss serves as Senior Policy Advisor for Federal Financing and Housing at the National Association of REALTORS® (NAR), bringing more than a decade of experience in housing policy, government relations, and federal advocacy.
Prior to NAR, Ms. Weiss held senior roles at the U.S. Department of Housing and Urban Development (HUD), including Deputy Assistant Secretary for Policy Development and Senior Advisor to the Federal Housing Commissioner. She also served as Director of Housing, Community Development, and Insurance Policy for the House Financial Services Committee, helping develop federal programs enacted into law, including emergency rental assistance and legislation improving access to housing vouchers. Earlier in her career, she advocated for housing and civil rights at the National Low Income Housing Coalition and American Civil Liberties Union.
Ms. Weiss holds a JD from Drexel University and a BA from Brandeis University.



Stephen Westbrooks
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Stephen Westbrooks is President and CEO of the St. Louis Development Corporation, bringing extensive experience in community development, affordable housing, and finance. Previously, he served as Executive Director for the Southern Region at IFF, where he led strategy for a three-state region and grew annual regional lending from S3 million to more than S20 million.
Earlier in his career, Stephen led affordable housing development and Low Income Housing Tax Credit investments at Affordable Equity Partners and managed a S190 million New Markets Tax Credit portfolio at Seedco Financial, where he deployed more than S40 million in NMTC allocation to economically distressed communities in New York and New Orleans. He holds an MBA from Washington University in St. Louis and a BS in Economics from Vanderbilt University. He serves as Board President of Habitat for Humanity St. Louis.



Crocket Worthington
Senior Advisor
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Crockett Worthington serves as the U.S. Department of Housing and Urban Development's (HUD) Great Plains Senior Advisor, covering Iowa, Kansas, Missouri, and Nebraska. Appointed in September 2025, he supports the Regional Administrator in overseeing field operations and advancing HUD's mission and priorities across the region.
Prior to joining HUD, Mr. Worthington worked in housing finance and real estate. As an FHA-approved direct lender, he oversaw lending operations and helped expand access to federally backed mortgage products. His firm ranked among the nation's top 10 FHA Home Equity Conversion Mortgage (HECM) lenders for multiple years. He also owned and operated a Florida title company, providing settlement services for real estate transactions.
Mr. Worthington brings practical, cross-sector expertise in housing finance, policy, and program delivery.

FROM ROADMAP TO ACTION
Turning Today's Ideas into Tomorrow's Solutions

1. WHAT DID I LEARN?
What idea, strategy, financing tool, policy opportunity, or partnership from today stood out to me?

2. WHAT OPPORTUNITY DO I SEE?
What affordable housing challenge or opportunity exists in my community?

3. WHAT CAN I DO?
What is one specific action I can take within the next 30 days?

4. WHO DO I NEED?
Who is one person, organization, agency, developer, lender, policymaker, or community partner I need to connect with?

5. WHAT'S NEXT?
What will I do to keep this conversation moving after today?

Affordable housing doesn't happen because we have the right conversation. It happens because the right people leave the conversation and take the next step.

MY FIRST STEP:

BY (DATE):

WITH AN ACCOUNTABILITY PARTNER:

- NAME
- EMAIL
- PHONE
- NEXT CHECK-IN DATE

NOTES