

Building Stable Communities: A Neighborhood Stabilization Workshop

Hosted by the Federal Reserve Bank of Atlanta and NeighborWorks America

Tuesday, April 21, 2009

9:00 am – 5:30 pm

Location:

Offices of the Federal Reserve Bank

9100 N.W. 36th Street

Miami, Florida 33178

Objectives

1. Participants will have a working knowledge of the Neighborhood Stabilization Program and other available resources to stabilize communities, and a broader understanding of how to use these resources for effective neighborhood interventions.
2. Participants will deepen their understanding of successful implementation strategies, how to engage key partners, and overcome obstacles that need to be addressed to move forward.
3. Participants will gain an understanding of current community stabilization efforts underway around the country.
4. Participants will learn about collaborative models and the roles played by public-sector and nonprofit community development partners.

Agenda

8:00 A.M. **Registration / Coffee**

9:00 A.M. **Greeting**

Ana Cruz-Taura, Regional Community Development Director, Federal Reserve Bank of Atlanta

Armando Fana, Miami Field Office Director, U.S. Department of Housing and Urban Development

Sarah Greenberg, Housing Rehabilitation Specialist, NeighborWorks America

Opening Comments

Michael Schubert, Principal, Community Development Strategies, Inc.

9:15 – 9:35 A.M. **South Florida’s Market Conditions and Projections for the Future**

Brad Hunter, Chief Economist and National Director of Consulting, Metrostudy

9:35 – 10:35 A.M. **Opening Plenary - Neighborhood Stabilization: The Big Picture**

Neighborhood Stabilization Program Overview

*Maria Ortiz, Director for Community Planning and Development, Miami Field Office,
U.S. Department of Housing and Urban Development*

Maximizing Neighborhood Stabilization Program Funding

*Alan Mallach, Nonresident Senior Fellow, Metropolitan Policy Program, The Brookings
Institution*

10:35 – 11:15 A.M. **Interactive Discussion**

Facilitated by Michael Schubert, Principal, Community Development Strategies, Inc.

11:15 – 11:30 A.M. **Break**

11:30 – 12:30 P.M. **Components of a Community Stabilization Strategy**

Using Collaborative Data Management Models to Craft a Targeted Strategy

Emily Trenholm, Executive Director, Community Development Council of Greater Memphis

Building a Collaborative Public/Private Program

*Ann Houston, Executive Director, Chelsea Neighborhood Developers and Co-Chair,
Massachusetts Foreclosed Properties Task Force*

12:30 – 1:30 P.M. **Networking Lunch**

Keynote Address: Land Bank Strategies

Barry Jones, Interim Executive Director, Fulton County/City of Atlanta Land Bank Authority

1:30 – 2:15 P.M. **Implementation Strategies – Part I**

Acquisition Options

Acquisition Strategies

Sarah Greenberg, Housing Rehabilitation Specialist, NeighborWorks America

The National Community Stabilization Trust

Craig Nickerson, President, National Community Stabilization Trust

Leveraging NSP for Acquisition

Kevin Morris, Real Estate Management Consultant, NeighborWorks America

2:15 – 2:30 P.M. **Break**

2:30 – 4:15 P.M. **Implementation Strategies – Part II**

Disposition Options

Lease purchase

Jerry Cavallaro, Director of the Homeownership Center, Community Ventures Corporation, Lexington

Scattered site rental

Chris Krehmeyer, President and CEO, Beyond Housing, St. Louis

Building Homebuyer Demand

Michael Schubert, Principal, Community Development Strategies, Inc.

Real estate brokerage

Audrey Waysse, Special Consultant, Center for New York City Neighborhoods, in collaboration with Neighborhood Housing Services of New York City

4:15 – 5:15 P.M. **Developing Strategies to Eliminate Obstacles**

Facilitated by Michael Schubert, Principal, Community Development Strategies, Inc.

5:15 – 5:30 P.M. **Concluding Remarks**

Arden Shank, Executive Director, Neighborhood Housing Services of South Florida

Ana Cruz-Taura, Regional Community Development Director, Federal Reserve Bank of Atlanta