

## AH905 Rising to the Challenge: Stabilizing Communities in the Wake of Foreclosures



### WHO SHOULD ATTEND:

- » Executive Directors
- » Board Members
- » Program Managers
- » Marketing and Outreach Staff
- » Municipal Government Staff
- » Community Organizers

Join us in December to discover new tools for progress in the stabilization and transformation of our communities. This stimulating day will focus attention on innovative policy, financing, property acquisition and development strategies. Learn about comprehensive best practices that will help all of us deliver on our missions to improve and advance sustainable communities. Policy makers, funders, practitioners, developers, and property managers will share the latest and most effective techniques and ideas to illustrate how you can get the work done in your community.

The nonprofit sector has worked with speed and skill to retool its infrastructure to assist hundreds of thousands of homeowners in or at risk of foreclosure. Now our decades of community development experience are called upon to respond to the shock wave of destabilization due to vacant properties, displaced neighbors, and plummeting property values. We must re-energize, re-focus, and work closely with partners in all sectors to develop and implement sustainable stabilization strategies using federal NSP and other resources.

Participate in this symposium, and you'll take home the latest thinking and models on stabilizing the supply of rental housing, engaging the community in stabilization efforts and financing the acquisition and development of foreclosed properties. You'll have knowledge and resources to build lasting market confidence in your community.

**Symposium Cost: \$235 (includes materials, plenary session, workshops and keynote luncheon).**

## Augment your symposium experience with learning from the following courses:

### AH291 – REO Solutions: Property Assessment, Acquisition and Financing

Learn to assess the feasibility of rehabbing and selling or leasing a foreclosed and abandoned property, acquire it from the bank or other owner and how to arrange financing for carrying the property and funding the rehab work.

### AH292 – REO Solutions: Approaches to Efficiently Rehabbing REO Properties

This course highlights key issues to watch for in your inspection and spec writing of the property. This course is strongly recommended for all those who will be conducting inspections of REO and abandoned properties as well as those overseeing these rehab efforts.

### AH293 – REO Solutions: Strategies for Selling or Leasing REO Rehabbed Properties

This course addresses how to determine if the market is adequate for reasonable return on the property, and what marketing and sales strategies are best. The alternative of lease-purchase arrangements are also presented, along with strategies for administering that process.

### AH222 – Expanding Homeownership Opportunities: The Lease-Purchase Approach

Learn how to develop an effective lease purchase program tailored to the needs of your community and avoid the pitfalls that have undermined nonprofits in the past.

### AH256 – Shared Equity Housing: Creative Models to Preserve Affordable Homeownership

Discover the potential of community land trusts, limited equity cooperatives, deed-restricted houses and condominiums to successfully preserve affordability in post-foreclosed homes.

### AM230 – Property Management for Scattered Site Rental Housing

This course is designed to help the participant identify ways of mobilizing and adapting a management operation to effectively monitor the operational performance of a scattered-site real estate portfolio.

### CB240 – Engaging Neighbors in the Stabilization of Their Post-Foreclosure Neighborhoods

This course highlights strategic ways that organizations, residents, homeownership counselors and outreach teams can combat predatory lending and mitigate foreclosures in their communities. The focus will be on effective strategies that achieve maximum community and civic involvement while being able to document results of these efforts.

### NR231 – Stabilizing Neighborhoods in a Post-Foreclosure Environment

Learn about the five distinct types of foreclosed homeowners, each of which has different implications for restoring neighborhoods of choice. The course equips participants to access and better understand local data on housing markets and other indicators of neighborhood distress due to foreclosures

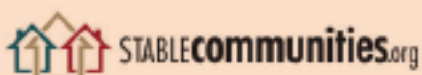
### NR365 – Marketing Your Neighborhood in Good Times and Bad

Healthy neighborhoods have a positive image that encourages people to stay and invest, and attracts new households and other neighborhood-friendly investment. Learn about the common mistakes neighbors and nonprofits make that reinforce negative images, and how to avoid them. Learn how to apply private sector marketing techniques to neighborhoods to build identity, attract homebuyers, give neighbors a sense of pride, and accomplish many other marketing goals.

#### StableCommunities.org

StableCommunities.org is the centerpiece of NeighborWorks® America's Stable Communities initiative, a national response to the local challenges that arise when foreclosed homes remain vacant or abandoned. This site provides community development practitioners with information and strategies to stabilize and revitalize communities in the wake of the foreclosure crisis. StableCommunities.org provides resources to nonprofit organizations and their public and private partners, including state and local governments, rehab contractors, researchers, funders, and servicers.

Visit StableCommunities.org today!



#### COMMUNITY IMPACT OF FORECLOSURE

Concentrated foreclosures can be devastating to communities and their residents, setting off a downward spiral of self-perpetuating decline. A complete understanding of the community impacts of foreclosure allows nonprofit organizations to make the case to local and state governments that comprehensive stabilization strategies are required. A compelling demonstration of community impacts can also help convince funders to make investments to help stop the decline.