



Rising to the Challenge: Stabilizing Communities in the Wake of Foreclosure

Wednesday, December 9, 8:30 AM to 4:00 PM

Gaylord National Harbor Hotel and Conference Center

Presented with support from



Join us in Washington, DC in December to learn how the community development field is combining decades of experience with new tools, new partnerships, and new opportunities to stabilize communities in the wake of the foreclosure crisis. This will be a practical symposium designed to focus on comprehensive, sustainable policy and planning actions. Sessions will highlight innovative financing, property acquisition and development strategies aimed at helping organizations and communities improve and advance neighborhood stabilization – with a long-term goal of vibrant sustainability.

At this symposium, you will learn about:

- Current case studies and state-of-the-art lessons learned from the work of community stabilization programs across the country
- Real experiences in merging real estate development with resident engagement and other strategies for comprehensive, sustainable neighborhood recovery
- A new framework and tools to define and track success at various points in the stabilization process
- Stories of residents on the frontlines working hard to restore and maintain community in the face of change

Distinguished speakers including policy makers, funders, practitioners, and media will bring the latest and best techniques, ideas and stories to attendees. You will leave this symposium with new knowledge and innovative ideas to make stability a reality in your community!



Anticipating the foreclosure crisis before it hit the mainstream media, the community development field worked with speed and skill to retool its infrastructure to assist hundreds of thousands of homeowners in or at risk of foreclosure. While continuing to serve these homeowners in record numbers, the nonprofit sector is again rising to the challenge by creating innovative new partnerships to help communities deal with the destabilizing effects of vacant properties, displaced residents, and reduced property values.

Decades of community development experience is now being tapped to develop and implement sustainable stabilization strategies using federal funding under the Neighborhood Stabilization Program and other resources. Once again, our industry is retooling its infrastructure to combine a depth of experience with new resources; this time to address neighborhoods and communities in the wake of foreclosure. Register now for this exciting and informative event — space is limited.



AGENDA

Master of Ceremonies:

Daniel T. Kildee, Genesee County Treasurer, Chairman Genesee Land Bank, and President, Genesee Institute

MORNING

Opening Session and Photo Contest Multimedia Presentation

Keynote Presentation:

Governor Elizabeth A. Duke, Federal Reserve

Plenary Session:

Mercedes Márquez (invited), Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development

Participant Discussion - Key Issues

Video Presentation: Case Studies in Stabilization

Panel: Defining Success and Measuring Progress

Learn how success in stabilization is being defined and measured by funders and practitioners, and how evaluating stabilization is different from evaluating revitalization and sustainability. Explore the practical challenges and successes of these kinds of evaluations.

Video Presentation: Case Studies in Stabilization

Panel: Stabilization and Sustainability in Practice

What is the difference in planning for stabilization and long-term sustainability in our work? What does it mean for our actions now? Can we afford to think long-term while our neighborhoods are in crisis? Hear what our panel of experts thinks about these critical questions, and what they recommend to successfully incorporate sustainability into our efforts.

Symposium Luncheon

Table Discussion with Speakers and Panelists

The Home Depot Foundation Awards of Excellence for Sustainable Community Development
presented by President Kelly Caffarelli

Luncheon Plenary: Douglas H. Palmer, Mayor
City of Trenton, NJ

AFTERNOON

Video Presentation: Case Studies in Stabilization

Panel: Getting Down to Brass Tacks: Case Studies in Property Acquisition/Disposition

Property acquisition-disposition is a key strategy for NSP grantees, and one of the most challenging. Discover how grantees are making this strategy work. Find out what choices panelists have considered to build long-term sustainability, given local and regional market conditions.

Sneak Preview: New and Improved!
www.StableCommunities.org

Panel: How Multiple Practitioners and Policymakers Are Coordinating Stabilization Activities for Long-Term Sustainability

Meet a team of partners from the Newark/Essex County Foreclosure Task Force and hear their stories and tips on coordinating activities toward common goals of stabilization and sustainability.

Presentation: Awards for Academic Poster Contest

Closing Plenary: Alex Kotlowitz (invited)
Bestselling Author and Journalist
All Boarded Up: Stabilization in the Media

Closing Session: Summary and Challenge

Door Prizes

Networking Reception (5:30pm-7:00pm)

WHO SHOULD ATTEND:

- *Nonprofit practitioners*
- *Local, state and federal government staff in housing and community development*
- *Funders and policymakers*
- *Intermediaries and technical assistance providers*
- *Academics researching and teaching stabilization and community development issues*



INVITED SPEAKERS AND PANELISTS:

Joel Bookman
LISC Chicago

Elizabeth Duke
Governor, Federal Reserve

William Goldsmith
Mercy Portfolio Services

Stephanie Greenwood
*Newark/Essex County
Foreclosure Task Force*

Daniel Kildee
Genesee County Treasurer

Alex Kotlowitz
Author and Journalist

Elliott Lee
JPMorgan Chase Foundation

Alan Mallach
Brookings Institution

Mercedes Márquez
*Assistant Secretary for
Community Planning and
Development, HUD*

Wayne Meyer
New Jersey Community Capital

George McCarthy
Ford Foundation

Patrick Morrissy
*Housing and Neighborhood
Development Services (HANDS)*

Roy Nash
NeighborWorks® Waco

Kathe Newman
Rutgers University

Craig Nickerson
*National Community
Stabilization Trust*

Carol Ornelas
Visionary Home Builders

Richard R. Paige
*The Housing Partnership
of Northeast Florida*

Douglas Palmer
Mayor, City of Trenton

Johnette Richardson
*Belair-Edison Neighborhoods
Inc.*

Michael Schramm
*Case Western Reserve
University*

Bill Traynor
Lawrence CommunityWorks

BUILD A WEEK'S WORTH OF CUTTING-EDGE STABILIZATION LEARNING — CHOOSE FROM THESE RELATED COURSES AT THE NTI

AH291 REO Solutions: Property Assessment, Acquisition and Financing (Mon-Tues)

AH293 REO Solutions: Strategies for Selling or Leasing REO Rehabbed Properties (Thurs-Fri)

NR231 Stabilizing Neighborhoods in a Post-Foreclosure Environment (Thurs-Fri)

CB240 Engaging Neighbors in the Stabilization of Their Post-Foreclosure Neighborhoods (Mon-Tues)

NR365 Marketing Your Neighborhood in Good Times and Bad (Mon)

AM230 Property Management for Scattered Site Rental Housing (Thurs-Fri)

AH222 Expanding Homeownership Opportunities: The Lease-Purchase Approach (Thurs-Fri)

AH256 Shared Equity Housing: Creative Models to Preserve Affordable Homeownership (Thurs)

SPECIAL FREE AFTERNOON WORKSHOPS ON MONDAY AND TUESDAY:

Rising to the Challenge: Using HUD's Neighborhood Stabilization Program
(Monday, December 7, 4:30 – 6:00pm)

Rising to the Challenge: A Streamlined Approach to Evaluating Your Community Stabilization Program (Tuesday, December 8, 4:30 – 6:00pm)

Responsible and Sustainable Redevelopment: The Green and Healthy Homes Initiative in Baltimore (Tuesday, December 8, 4:30 - 6:00pm)

JUST LAUNCHED – ONLINE COURSES IN COMMUNITY STABILIZATION:

NR231el Stabilizing Neighborhoods in a Post-Foreclosure Environment

Stabilizing Neighborhoods in a Post-Foreclosure Environment is an online learning experience that provides timely information on analyzing regional and neighborhood markets and customizing intervention strategies to achieve stabilization outcomes in neighborhoods and communities. You will learn about outcomes and measures of success for stabilization, and be better equipped to understand, access, and use local data on housing markets and other indicators of foreclosure related neighborhood distress to design and implement interventions and advocate for policy and resource support. Upon successful completion you will be able to choose among a wide range of strategies for restoring and protecting neighborhoods.

Additional resources, including links to Web sites dedicated to neighborhood stabilization and sources of data, will also be made available through this course.

AH295el Community Stabilization: An Introduction to REO Acquisition, Rehab, Disposition and Management

Addressing the vacant housing caused by the foreclosure crisis is one of the most pressing issues for the community development field. This online course will provide participants with the information they need to design a strategic acquisition, rehabilitation and disposition program for vacant foreclosed properties. Upon successfully completing this course, you will be able to use a practical framework to make effective decisions about whether to and how to approach a business line that requires knowledge of the recommended steps for designing and implementing an acquisition, rehabilitation and disposition program for vacant REO properties. Numerous resources will be provided for additional study and enhancement of your stabilization efforts.

For more information and to register, visit www.nw.org/training.

REGISTRATION FORM

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

Wednesday, December 9, 2009
Washington DC (National Harbor)

Pre-registration deadline:
November 16, 2009

Onsite registration begins
December 6, 2009

Symposium Fee: \$235
(includes keynote luncheon, materials, workshops and plenary sessions)

Register online at www.nw.org/onlinereg or return this form and registration fee to:

NeighborWorks® America
Training Division, Dept 167
Washington, DC 20005-0167
Or fax it to (202) 376-2168
with credit card information

ACCOMMODATION/HOTEL INFO
A number of sleeping rooms are available for participants on a first-come, first-serve basis at the special rate of \$237 plus 15.4% lodging tax. To make your reservation, call the Gaylord National Hotel at 301-365-2000 and request rate code "NWC."

For additional hotel accommodations, please visit us online at www.nw.org/training and click on the NeighborWorks® Training Institute in DC.

REFUND/CANCELLATION POLICY
For the training institute refund/cancellation/substitution policy, visit www.nw.org/training.



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Check if you do NOT wish to receive e-mail from us regarding training institute events and programs.

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Please specify _____

Check if you have attended a NeighborWorks® Training Institute

Which of the following best describes your organization?

- Community-based development organization Government agency Financial institution
 Faith-based organization Tribal government or nonprofit

How long have you been in your current position?

- Less than 1 year or have not yet started in position 1-2 years 3-4 years 5 or more years

Are you enrolled in the NeighborWorks® Professional Certificate Program? Yes No
If yes, which one? _____

Which of the following best describes your race? Please choose all that apply.

- American Indian or Alaska Native Asian Black or African-American White
 Hispanic or Latino Native Hawaiian or Other Pacific Islander Other _____

COURSES REQUESTED (To see the full list of course offerings for the week, please visit www.nw.org/training.)

Use both course/clinic letters and numbers, and include the course/clinic tuition.

	Monday	Tuesday	Wednesday	Thursday	Friday	Tuition Total
Course Code			AH905			= \$ _____
Tuition			\$235			

Nonrefundable/nontransferable/registration fee \$ **100.00**

Payment must accompany your registration form.

Faxed registrations must include credit card information and authorized signature. See payment policy.

Total Balance Due \$ _____

Check if you qualify for the Southern New Hampshire University tuition rate. (Proof of program enrollment must accompany this form.)

PAYMENT INFORMATION

Check enclosed (payable to NeighborWorks® America). Check number _____

Visa MasterCard American Express

Card # _____ Exp. ____/____

Name as it appears on card _____

Authorized signature _____

Fax registration with credit card information to: **(202) 376-2168**
OR

Mail registration and payment to: NeighborWorks® Training Institute,
Dept. 167 Washington, DC 20055-0167 (This is a P.O. Box and cannot receive Fed Ex shipments)

On occasion, NeighborWorks® Training Institute shares your name and address with other organizations that are involved in nonprofit management and community development so that they may send you information about other products and services that may be of interest to you. If you are not interested in having us share your name, address, telephone number, fax number and e-mail address with such organizations, please check the circle to the left of this disclosure statement. Rest assured that NeighborWorks® Training Institute honors your privacy and respects your wishes.

For more information, please call (800) 438-5547 or (202) 220-2454, or e-mail nti@nw.org.



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NeighborWorks® America
1325 G Street NW, Suite 800
Washington, DC 20005
Phone: (800) 438-5547, (202) 220-2454
Fax: (202) 376-2168
www.nw.org/training
E-mail: NTI@nw.org

NeighborWorks® America

NeighborWorks® America creates opportunities for people to improve their lives and strengthen their communities by providing access to homeownership and to safe and affordable rental housing. Since 1991, we have assisted nearly 1.2 million low- to moderate-income families with their housing needs. Much of our success is achieved through our support of the NeighborWorks® network—more than 235 community development organizations working in more than 4,400 urban, suburban and rural communities in all 50 states, the District of Columbia and Puerto Rico. In the last five years, NeighborWorks® organizations have generated more than \$15 billion in reinvestment in these communities.

NeighborWorks® Training Division

Since 1988, NeighborWorks® America's Training Division has provided intensive core and specialized community development training through its NeighborWorks® Training Institutes, regional "place-based" trainings, and e-learning offerings, to more than 25,000 professionals at all levels of experience.

StableCommunities.org

Launched in the fall of 2007, NeighborWorks® America's Stable Communities program provides training, technical assistance, tools, and resources to help nonprofit community development organizations and their public and private partners stabilize their communities in the aftermath of the foreclosure crisis.