

ANHD Annual Community Development Conference

Friday, March 22, 2013 • Kimmel Center at New York University | 60 Washington Square South

8:45 – 9:10	Breakfast and Networking
9:10 – 9:15	Introductory Remarks
9:15 – 9:30	Presentation of ANHD Champion of Housing Awards <ul style="list-style-type: none">■ Vito Mustaciolo, Deputy Commissioner of Enforcement and Neighborhood Preservation, Department of Housing Preservation and Development■ Marc Jahr, President, Housing Development Corporation Awardees Introduced by Mathew Wambua , Commissioner, Department of Housing Preservation and Development
9:30 – 9:50	Keynote Speaker – Benjamin Lawsky , Superintendent, New York State Department of Financial Services
9:50 – 10:50	Morning Plenary Policy Panel – “Defining the Modern, Grassroots Community Development Movement”

“Community development” arose as a mobilizing concept for neighborhoods and government when social and political inequalities were starkly visible in the physically distressed and abandoned buildings that dominated many neighborhoods. Affordable housing will always be critical issue in our city, but over the past 20 years, the community development movement has succeeded in revitalizing the most distressed landscapes. What is the task of the community development movement in our current neighborhood and development environment? How can a grassroots community development approach address modern challenges to building stronger, more resilient neighborhoods – including both physical and civic infrastructure? How can community development take on larger issues – including economic development - that will enable our neighborhoods to thrive as the city continues to grow and evolve?

Panelists:
GEORGE McCARTHY, Director of Metropolitan Opportunities Program, Ford Foundation
MATHEW WAMBUA, Commissioner, Department of Housing Preservation and Development
DEB HOWARD, Executive Director, Pratt Area Community Council
MICHELLE NEUGEBAUER, Executive Director, Cypress Hills Local Development Corp.
MICHELLE de la UZ, Executive Director, Fifth Avenue Committee

Moderator:
BENJAMIN DULCHIN, ANHD

11:00 – 12:00 Morning Workshops

Development

Reforming the Land Use Process – How to Recapture Community Benefit

The City has the ability to create fortunes with the stroke of a pen – rezoning a manufacturing area to a commercial one, upzoning to allow thousands of more square footage to be built in a development, giving away prime parcels of city-owned land for below-market value, building infrastructure to enable an area to support private development. But where does this fortune go? How much goes to the public in the form of affordable housing, public space improvements, job creation, or other community benefits, and how much is given away to private interests? How can we make sure that communities know how much value the city is creating with each land-use decision, and how can communities best make sure their priorities are addressed as part of rezonings, dispositions, and other land-use decisions that create enormous amounts of value?

Panelists:

ADAM FRIEDMAN, Director, Pratt Center for Community Development
HARVEY EPSTEIN, Director, Community Development Project at the Urban Justice Center
DAVID GOLDSTEIN, Managing Member, Goldstein Hall PLLC
JOE RESTUCCIA, Executive Director, Clinton Housing Development

Moderator:

MICHELLE de la UZ, Fifth Avenue Committee

Organizing

Integrating Service and Organizing

Neighborhood based organizations are increasingly taking on multiple roles to address the community development needs of their communities, providing housing and social services as well as engaging in community organizing. Many are exploring new ways

to combine these distinct roles, by creating membership bases and engaging their tenants and clients in community organizing. This session will address best practices and ongoing challenges.

Panelists:

FRANCES KUNREUTHER, Director, Building Movement Project
DAMARIS REYES, Executive Director, Good Old Lower East Side
JOAN MINIERI, Program Director, Community Learning Partnership
ELANA SHNEYER, Program Director, Pratt Area Community Council

Moderator:

IRMA RODRIGUEZ, Queens Community House

Homeownership

The Future of Homeownership Counseling

HUD is rolling out a new Office of Housing Counseling and is discussing the creation of a certification program for housing counselors. Over the last few years several web-based housing counseling tools have surfaced offering clients more options for accessing homebuyer education. This workshop will discuss the future of housing counseling and how these initiatives will impact the housing counseling profession.

Panelists:

SARAH GERECKE, Senior Policy Advisor, United States Department of Housing and Urban Development
DANIELLE SAMALIN, Vice President, Home Ownership Initiatives, Housing Partnership Network
JAYNA BOWER, Director of NeighborWorks Center for Homeownership Education and Counseling, NeighborWorks America
CHRISTIE PEALE, Executive Director, Center for New York City Neighborhoods

Moderator:

KIMBERLY ALLMAN, New York Mortgage Coalition

12:15 – 12:30	Lunch:
12:30 – 12:50	ANHD Development of the Year and Excellence in Neighborhood Organizing Awards ANHD Housing Development of the Year – Mutual Housing Association of New York Excellent in Neighborhood Organizing – CASA/New Settlement Apartments
12:50 – 2:20	Mayoral Candidates Housing Policy Forum: The Opportunities and Challenges of the Next Era of Affordable Housing Policy for New York City Panelists: Public Advocate BILL de BLASIO Comptroller JOHN LIU City Council Speaker CHRISTINE QUINN Former Comptroller WILLIAM C. THOMPSON Jr. Moderator: BILL WEIR, Host, ABC’s Nightline
2:30 – 3:30	Afternoon Workshop Session 1

Development

Real Affordability – A Comprehensive Approach to Housing Development.

The Bloomberg administration has pledged 165,000 units of affordable housing under its New Housing Marketplace Plan, and has delivered. It’s clear that the next administration needs to continue the commitment of the Bloomberg administration to a large-scale affordable housing plan. But it’s also clear that not all affordable housing units are created equal – depending on the length of affordability, income levels and rents, size of the affordable housing units, and other community amenities a development brings, different affordable housing development can have vastly different impacts on their communities. How should we be thinking about quantifying success in the next administration’s housing plan? And what specifically should we be thinking about in terms of how we can prioritize quality developments that meet community need?

Panelists:

ISMENE SPELIOTIS, Executive Director, Mutual Housing Association of New York
BILL TRAYLOR, President, Richman Housing Resources
VICKI BEEN, Director, The New York University Furman Center
Hon. ERIK DILAN, Councilmember from the 37th District
ELYZABETH GAUMER, Director of Housing Policy Research and Program Evaluation, Department of Housing Preservation and Development

Moderator:

MOSES GATES, ANHD

Organizing

Organizing in an Election Year

2013 offers communities the first opportunity in 12 years to influence an incoming administration’s housing agenda. For many organizations, strategic electoral related work can be an institution building exercise that builds more recognition, creates leadership development opportunities, encourages more responsive representation and enhances community civic participation. However in the past, organizations have had difficulty translating even effective electoral related work into concrete wins for their community or institution. Join this workshop to learn how to

ensure that electoral work builds your organization, how to best hold elected officials accountable after an election as well as the opportunities and limitations of, and the alternatives to, formation as a 501(c)(3) tax exempt organization.

Panelists:

HARVEY EPSTEIN, Director of the Community Development Project at the Urban Justice Center
STEVEN CHOI, Executive Director, Minkwon Center for Community Action
EMMANUEL CAICEDO, Legislative Director, Working Families Party
SUSSIE LOZADA, Community Organizer, Unite HERE Local 100

Moderator:

JAVIER VALDES, Co-Executive Director, Make the Road New York

Homeownership

Super Storm Sandy and Homeownership: Connecting Established and Spontaneous Organizations to Recovery Resources

Spontaneous recovery organizations are a hub of information on needs but have limited connection to established recovery and housing organizations. Housing groups have expert knowledge on program delivery and strong relationships with city, state, federal and private funders, but they have little or no knowledge of disaster recovery process. Collaboration and organizational networking is essential to a successful and sustainable recovery. This workshop will examine recovery best practices, the cross flow of information, and the challenges of building these horizontal structures and integrating them into the vertical hierarchy of recovery programs.

Panelists:

SETH GOLBEY, FEMA, VAL Deputy Group Supervisor
ANDY SMITH, OccupySandy Co-Chair
PETER B. GUDAITIS, Chief Response Officer, New York Disaster Interfaith Services
EDDIE BAUTISTA, Executive Director, NYC Environmental Justice Alliance
RAQUEL COLON, Senior Counselor, Foreclosure Prevention, Asian Americans for Equality

Moderator:

ELIZABETH MALONE, New York Mortgage Coalition

3:45 – 4:45 Afternoon Workshop Session 2

Development

Building Off-Budget – Leveraging Public Resources for Affordable Housing.

Building affordable housing in New York City is becoming more and more difficult and expensive. City-owned land is running out, and federal and state commitments continue to dwindle. Still, New York City needs to find a way to continue its legacy of affordable housing production in this new environment. A large part of this will be finding ways to do so using public resources other than capital dollars. Already New York City has been experimenting with leveraging its authority over the zoning code to create affordable housing through its voluntary inclusionary housing program. While this is a good start, producing some 2,000 units of affordable housing, it is clear that if we want to continue a large-scale affordable housing program we need to go further. How can we change the Inclusionary Zoning Program to produce more units without using scarce public subsidy? And what are some other ways we can leverage the City’s Zoning Code, Public Land, and other resources to create affordable housing off-budget?

Panelists:

Hon. BRAD LANDER, Councilmember from the 39th District
MARTIN DUNN, President, Dunn Development
FRANK LANG, Housing Director, St. Nicks Alliance

Moderator:

BARIKA WILLIAMS, ANHD

Organizing

New Directions in Organizing Funding: An Evolving Revenue Landscape

Finding ways to pay for organizing work is a perennial challenge. There is tremendous pressure to raise revenue without compromising organizational mission and objectives. These challenges occur within a rapidly and frequently changing funding environment. Please join this workshop to learn more about the current

and anticipated funding landscape. Panelists will discuss alternatives to traditional funding sources, and the mechanics of pay for performance initiatives such as Social Impact Bonds while engaging participants in a conversation about the impact of these new funding models on local on-the-ground work.

Panelists:

MARIA MOTTOLA, Executive Director, New York Foundation
JOHN OLSON, Vice President, Urban Investment Group Goldman Sachs
MIKE PRATT, Executive Director, Scherman Foundation
GREGORY COHEN, Senior Associate CAUSE EFFECTIVE

Moderator:

KIM JASMIN, Northeast Region Executive, JPMorgan Chase Foundation

Homeownership

The Future of Affordable Lending in NYC

This workshop will look at recent regulatory changes and how they might impact low and moderate income mortgage lending in New York City. The discussion will center on the impacts of the recently announced Qualified Mortgage Rule (QM) under the Dodd Frank Consumer Protection Act. Will these new rules provide sufficient consumer protection? How will these rules affect access to affordable credit? How will lenders react? What do homeownership counselors and loan officers need to know about these changes and impacts? Finally we will hear about broader economic and housing trends in 2013.

Panelists:

MARK LADOV, Counsel, Brenman Center for Justice
GEORGE LEOCATA, Senior Vice President, State of New York Mortgage Agency
PATRICK JAMES, Citibank

JASON BRAM, Senior Economist, Federal Reserve Bank of New York

Moderator:

ADAM MARCUS, New York Mortgage Coalition