Reclaiming Vacant Properties
Building Leadership to Restore Communities

June 1-3, 2009
The Galt House Hotel and Suites    Louisville, Kentucky
Dear Friends:

On behalf of our community, I am pleased to welcome the Reclaiming Vacant Properties: Building Leadership to Restore Communities conference to the 16th largest city in America. We are honored by your presence and that you chose Louisville as the host city for your innovative conference. I commend your efforts to focus on building the knowledge, leadership and momentum to reclaim vacant and abandoned properties and transform them into catalysts for revitalization.

While you are here I hope you will have a chance to sample some of what our community has to offer. We think the opportunities for enjoyment you’ll find in Louisville are unequaled anywhere in the nation. From our downtown’s newest entertainment destination, 4th Street Live!, and the Muhammad Ali Center, to the Louisville Slugger Museum and the world-renowned Churchill Downs, your participants have many ways to enjoy Louisville.

Our community also has a deep appreciation for its rich history as well as that of our region. Your participants can experience our modern culture and interests in our award-winning Waterfront Park, the glass gallery at Glassworks and the Frazier International History Museum. Louisville also is home to a wide variety of dining and shopping experiences in and around downtown. As always, you’ll feel the friendliness and hospitality of our people.

Best wishes for a stimulating and productive conference. I hope you will enjoy our great city and make plans to come back and visit again soon.

Sincerely,

Jerry E. Abramson
Mayor
Louisville, Kentucky
Conveners’ Welcome

Welcome to the second national *Reclaiming Vacant Properties* conference. We’re pleased that you’ve joined us at such a critical time in our country. Many of your communities have felt the impacts of the nation’s housing and economic crisis and your participation in this conference signals personal and professional commitment to solve the challenges brought on by foreclosures and other vacant properties.

The 2009 program includes more than 40 sessions over three days to help you create long-lasting solutions for sustainable revitalization. For both experienced practitioners and those new to the field, the hands-on training seminars, breakout sessions, and plenary roundtables will help you gain the knowledge and strategies to rebuild your neighborhoods. Take the opportunity to get to know people making a difference across the country throughout the conference but also make important connections with other leaders from your state in the state caucuses.

We hope that you learn about Louisville’s successful efforts and meet some of the city’s community leaders during the mobile workshops. Please join us for the welcome reception at the Muhammad Ali Center on Tuesday night.

As those of you who joined us in Pittsburgh recall, *Reclaiming Vacant Properties* will arm, inspire, and empower you to make a difference in your community.

*Enjoy the conference!*

**The National Vacant Properties Campaign**
Geoff Anderson
Daniel T. Kildee
Jennifer Leonard
Joseph Schilling
Julie Seward

**The Federal Reserve Bank of St. Louis**
Maria G. Hampton
Lisa Locke

**The Metro Louisville Government**
Melissa Barry

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Reclaiming Vacant Properties was made possible through the generous support of our sponsors and many volunteer hours of the host committee and partners. Please join us in thanking them for their valuable input and dedication.

CONFERENCE SPONSORS

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**VPS**

Thanks to the following Louisville Metro Council members and to the Greater Louisville Association of Realtors for providing scholarship funds for the conference: Tina Ward-Pugh, Cheri Bryant Hamilton, Mary C. Woolridge, David Tandy (President of the Council), Dr. Judith Green, Marianne Butler, Barbara Shanklin, and Rick Blackwell.

CONFERENCE HOST COMMITTEE

- Tim Barry, Louisville Metro Housing Authority
- Mayor Doug England, New Albany, Indiana
- Mayor Tom Galligan, Jeffersonville, Indiana
- Carolyn Gatz, Making Connections Louisville
- Joe Glissmner, New Directions Housing Corporation
- Amanda LeFevre, Kentucky Brownfield Program
- Sylvia Lovely, Kentucky League of Cities
- Doug Magee, Metropolitan Housing Coalition
- Ben Richmond, Louisville Urban League
- Marlo Scruggs, BB&T Bank
- Bob Vice, Historic Landmarks and Preservation Districts Commission
- Jane Walsh, Annie E. Casey Foundation/Making Connections
- Marita Willis, PNC Bank

CONFERENCE PARTNERS

- American Planning Association
- Center for Environmental Policy and Management/University of Louisville Environmental Finance Center
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- Genesee Institute
- Greater Louisville Association of Realtors
- Groundwork USA
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- Indiana Association of Cities and Towns
- Indiana Chapter of the American Planning Association
- International City/County Management Association
- Kentucky Association of Realtors
- Kentucky Bankers Association
- Kentucky League of Cities
- Local Initiatives Support Corporation
- Metropolitan Institute at Virginia Tech
- National Alliance of Community Economic Development Associations
- National Community Stabilization Trust
- National Housing Institute
- National Housing Trust
- National Trust for Historic Preservation
- National Urban League
- NeighborWorks® America
- Northeast-Midwest Institute
- PolicyLink
- Preservation Louisville, Inc.
- School of Urban and Public Affairs, University of Louisville
- Smart Growth America
- West Virginia Municipal League
Registration Hours
Registration is located on the second floor of the Suite Tower, around the corner from the Grand Ballroom. Registration will be open Monday from 10:00 am to 6:00 pm, Tuesday from 7:30 am to 5:00 pm, and Wednesday from 7:30 am to 9:15 am.

Exhibit Hall and Poster Gallery Hours
The Exhibit Hall and Poster Gallery are located on the second floor of the Suite Tower immediately across from the Ballroom where the plenary sessions take place. Hours are 11:00 am to 6:00 pm on Monday, 8:00 am to 6:00 pm on Tuesday, and 8:00 am to 12:30 pm on Wednesday. Exhibitor registration and setup will take place on Sunday, May 31 from 5:00 pm to 7:00 pm and on Monday, June 1 from 8:00 am to 11:00 am.

Continuing Education Credits
Continuing Education Credits may be available for some professions. Check with your accrediting authority for eligibility. After the conference, the National Vacant Properties Campaign will gladly provide participants with certificates of attendance for appropriate sessions to support applications for credit. It is the participant’s responsibility to keep a record of sessions attended. Please contact Mara D'Angelo at mdangelo@smartgrowthamerica.org for more information.

Conference Evaluations
Your opinion is very important to us. To help reduce waste and increase participant response, we will send you an online evaluation after the conference.

Transportation in Louisville
The Transit Authority of River City (TARC) is Louisville’s bus system. Pick up is a block from the hotel. See www.ridetarc.org for information about schedules and routes.

The Toonerville Trolley covers a large area of downtown Louisville and provides easy access to many local attractions. Hours of operation are Monday-Saturday, 7:30 am to 11:00 pm. The trolley boards in front of the hotel and costs 50 cents.
Schedule-at-a-Glance

**MONDAY, JUNE 1**

10:00 am-6:00 pm. Registration Open
11:00 am-6:00 pm. Exhibit Hall and Poster Gallery

11:30 am-2:00 pm. Mobile Workshops
2:30-5:30 pm. Training Seminars
5:30-6:00 pm. Snack Break
6:00-6:30 pm. Welcome
6:30-8:00 pm. Opening Plenary

**TUESDAY, JUNE 2**

7:30 am-5:00 pm. Registration Open
8:00 am-6:00 pm. Exhibit Hall and Poster Gallery

7:30-8:30 am. Continental Breakfast
8:30-8:40 am. Morning Welcome
8:40-10:00 am. Morning Plenary
10:00-10:15 am. Coffee Break
10:15-11:45 am. Session 1
11:45 am-1:45 pm. Lunch on Your Own
1:45-3:15 pm. Session 2
3:15-3:45 pm. Snack Break
3:45-5:15 pm. Session 3
6:00-7:00 pm. Welcome Reception

**WEDNESDAY, JUNE 3**

7:30-9:15 am. Registration Open
8:00 am-12:30 pm. Exhibit Hall and Poster Gallery

8:00-9:00 am. Continental Breakfast
7:30-9:00 am. State Caucuses (Optional)
9:15-10:45 am. Session 4
10:45-11:00 am. Coffee Break
11:00 am-12:30 pm. Session 5
12:30-12:45 pm. Snack Break
12:45-2:45 pm. Closing Luncheon Plenary
2:45-3:00 pm. Closing Remarks
MONDAY, JUNE 1

MOBILE WORKSHOPS
11:30 am-2:00 pm

Meet in the Tower Suite Lobby (Front Desk Lobby). If you did not pre-register for a mobile workshop, check with the registration table to see if room is available. Box lunches will be provided. Don’t forget your walking shoes and sunscreen!

A. Louisville HOPE VI Revitalizations
   This tour highlights two award-winning HOPE VI Revitalizations, mixed-income communities developed by the Louisville Metro Housing Authority (LMHA) with the support of strong public, private, and community partnerships. At Park DuValle, new homes, townhouses, and apartments were created based on the principles of New Urbanism, which created a coherent, pedestrian-friendly neighborhood with homes that are closely integrated with recreation, retail, and civic spaces. At Liberty Green, LMHA received a 2007 ENERGY STAR National Award for Excellence in Affordable Housing and a 2008 ENERGY STAR Regional Award for its commitment to construct energy-efficient housing.

   Workshop leaders: Tim Barry, Louisville Metro Housing Authority; Bernard Pincus, Louisville Metro Housing Authority

B. Realizing Neighborhood Vision: A Case Study in Clifton
   In the historically blue-collar neighborhood of Clifton, an active neighborhood council knew what it did not want to see happen to an out-of-service public school. Residents of this increasingly desirable neighborhood did not want the 1892 school building to be gentrified away from the neighborhood’s working class origins and renovated into swank condos. Three nonprofits teamed up to create diverse housing and services, respecting the neighborhood’s roots while enhancing its future. This driving-and-walking tour will explore the Clifton community, from its 1850s railroad roots to the creation of the two apartment buildings that benefit residents - one a historic renovation of an 1892 schoolhouse with a 1950s addition, the other new construction with special features for visually impaired tenants.

   Workshop leaders: Eileen Bartlett, United Crescent Hill Ministries; Joe Gliessner, New Directions Housing Corporation; Mike O’Leary, Clifton Community Council; Becky Roehrig, River City Housing

C. Neighbors and Neighborhood Associations Take on Vacant Property: Lessons from Louisville
   Neighborhood-based activists will discuss various approaches, some successful and some not, used by Louisville neighborhood associations in addressing vacant properties in their neighborhoods. Visit the Phoenix Hill neighborhood where some of the successes include new and rehabbed affordable housing, privately created urban parks, community gardens, side yards and adaptive reuse of commercial and public buildings such as vacant schools. The discussion will cover how the associations, nonprofit housing and community development organizations, and local government work in partnership to address regulatory and other barriers standing in the way of neighborhood revitalization. Additionally, the session will discuss the process used in developing a citywide citizens’ group dedicated to addressing vacant properties.

   Workshop leaders: Rosalind Heinz, River City Housing; Cindy Kinloch, Phoenix Hill Neighborhood Association; Doug Magee, Non-Profit Housing Alliance and Phoenix Hill Neighborhood Association; Gary Watrous, Watrous and Associates Architects
**D. Approaches to Large-Scale Brownfield Redevelopment in Louisville**

See two major initiatives in brownfield redevelopment in Louisville with very different stories. The downtown waterfront was once a blighted, underutilized area with abandoned buildings and scrapyards. Initiated in 1986, the project’s goal was to transform the area into a vibrant, active public park, while also serving as a catalyst for downtown redevelopment. The Park Hill Industrial Corridor was the old manufacturing core of the city with vacant and underutilized facilities. Recently initiated, the project’s goal is to bring new jobs, new life, and innovation to the Corridor.

**Workshop leaders:** Susan Hamilton, Louisville Metro Government; Kristi Ivey, Louisville Metro Government; Mike Kimmel, Waterfront Development Corporation

**E. Neglected to Polished: Reviving a Louisville Gem**

In 1988, the City of Louisville purchased The Henry Clay Building to spur redevelopment of the area. But by 2005, the nationally designated historic building had been vacant for seventeen years and was on Kentucky’s “Most Endangered” list. Today, thousands of people every year visit this revived landmark that provides 24-hour use through residential condos and apartments, retail, and theater space. Visit the site and learn from the developers the process of redeveloping an historic structure from preliminary concepts, to financing, to renovation and leasing. The workshop calls for a short trolley ride and a one-block walk to the site.

**Workshop leaders:** Barry Alberts, CITY Visions; C. William Weyland, CITY Properties Group

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**TRAINING SEMINARS**

2:30 pm-5:30 pm

**A. Working with Vacant Property Data**

*McCreary Room*

Consider this your how-to primer on working with vacant property data. Examine the relevance and implications of undeliverable addresses released quarterly by the U.S. Postal Service and HUD; discuss key considerations for constructing a local data information system; and explore the value of existing public records and outreach and engagement for on-the-ground vacancy surveys.

**Speakers:** Anthony Armstrong, Local Initiatives Support Corporation Buffalo; John Kromer, Fels Institute of Government, University of Pennsylvania; Michael Schramm, Mandel School of Applied and Social Sciences, Case Western Reserve University; Chris Walker, Local Initiatives Support Corporation

**B. The Philadelphia Story: The Impact of PHS’ Vacant Land Management Program**

*Jones Room*

The Pennsylvania Horticultural Society, in partnership with the City of Philadelphia, created a collaborative, community-based model for managing blighted vacant lots at a citywide scale. In five years, the project has expanded significantly. The city invested more than $15 million in this effort; 8,000 vacant lots are being managed; more than 3,000 trees have been planted; 15 community-based organizations are participating in maintenance activities; and more than 100 residents have been employed. This seminar will focus on the ever-expanding positive impact of this vacant land management model on neighborhood crime, real estate values, environmental quality, and overall community development.

**Speakers:** Dr. Charles C. Branas, University of Pennsylvania; Blaine Bonham, Pennsylvania Horticultural Society; Bob Grossmann, Pennsylvania Horticultural Society; Deborah McColloch, City of Philadelphia, Pennsylvania
C. Foreclosure and Land Banking: The Bigger Picture

*French Room*

Daily reminders – whether through the media or a walk around our neighborhoods – highlight the dire consequences that mounting foreclosures and the accelerating housing crisis are having on our communities. As vacant homes drag down property values, increase blight, and shrink tax bases, revitalization efforts are stalled across the country. For many cities and regions this is a new challenge, but for others, this new crisis compounds longer-term disinvestment. This seminar will walk you through cutting-edge strategies to link property acquisition, including through tax foreclosure, with inventory management and disposition. You will learn about land bank models used in various markets, the basics of formation, execution of programming, real estate development, working within the Neighborhood Stabilization Program, and much more.

**Speakers:** Frank Alexander, Emory Law School; Amy Hovey, The Protogenia Group and Genesee County Land Bank Authority; Daniel T. Kildee, Genesee Institute; Jennifer Rigterink, Genesee Institute

D. Beyond the Neighborhood Stabilization Program

*Segell Room*

As cities and states start to implement their Neighborhood Stabilization Program (NSP) action plans, it's important for communities to think strategically by linking foreclosure prevention with planning, code enforcement, acquisition (not just of bank-owned properties), inventory management, rehabilitation, and reuse. Join with others navigating the challenges of this work and learn how to create a holistic strategy.

**Speakers:** Jane DeMarines, NACEDA; Frank Ford, Neighborhood Progress, Inc.; Sarah Greenberg, NeighborWorks® America; Cynthia Langlykke, CommunityWorks Rhode Island; Alan Mallach, Metropolitan Policy Program, The Brookings Institution; Marcia Nedland, Fall Creek Consultants; Harold Simon, National Housing Institute and Community Asset Preservation Corporation of New Jersey

E. Building a State Vacant Properties Campaign

*Stopher Room*

While change at the local level is important for vacant property issues, state policies can either act as a major hindrance or help reclamation and redevelopment. Coalitions in states like Ohio and New Jersey pushed for and eventually won major vacant property reforms at the state level. This session will focus on the types of state policies that can bolster vacant property reclamation, and offer advice on building a campaign in your state. By examining successful state vacant property campaigns in Ohio, New Jersey, and Pennsylvania, this session will include advice on how to analyze existing conditions in your state, build a coalition, develop a political strategy, and conduct the research, media work, and other tactical approaches necessary to win.

**Speakers:** Lavea Brachman, Greater Ohio; Liz Hersh, Housing Alliance of Pennsylvania; Julie Seward, Local Initiatives Support Corporation; Diane Sterner, Housing and Community Development Network of New Jersey

F. Code Enforcement Diagnostics: Resolving Complex Code Enforcement Cases

*Coe Room*

At a time when many code enforcement programs are undergoing serious reductions in budgets and staffing, the often-forgotten first responders – code enforcement managers, attorneys, and inspectors – could use some help as they tackle mounting inventories of vacant, foreclosed, and abandoned homes. Bring your special code enforcement cases and policy challenges to this interactive session as a panel of the leading code enforcement managers, attorneys, judges, and experts offer their insights, guidance, and recommendations. No PowerPoints permitted, just
discussion, dialogue, and collaborative problem solving. See what these code enforcement “doctors” can prescribe for you, your program, and your community.

**Speakers:** Michael Braverman, Baltimore Department of Housing and Community Development; Edward P. Cunningham, City of Cincinnati, Ohio, Department of Community Development; Doug Leeper, City of Chula Vista, California; Joseph Schilling, Metropolitan Institute at Virginia Tech; Bill Schreck, Louisville Metro Government

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**WELCOME**
Monday, June 1 - 6:00 pm-6:30 pm
Grand Ballroom A, B - Second Floor

National Vacant Properties Campaign
Louisville Metro Government
Federal Reserve Bank of St. Louis
Pablo Farías, Ford Foundation
The Honorable Jerry Abramson, Mayor of Louisville, Kentucky

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**OPENING PLENARY: VACANT PROPERTY CHAMPIONS AND CATALYSTS**
Monday, June 1 - 6:30 pm-8:00 pm
Grand Ballroom A, B - Second Floor

Although many of the most successful vacant property initiatives and campaigns have benefited from the vision and commitment of various local government officials (mayors, city councilmembers, county officials), the leadership to design and communicate a vision can come from all levels, such as a CDC director, code enforcement inspector, business owner, or local resident. Get inspired by a variety of vacant property champions as they share their efforts to reclaim vacant properties and revitalize communities.

**Moderator:** Bob Edwards, The Bob Edwards Show; **Speakers:** Teresa Brice, Local Initiatives Support Corporation Phoenix; Rob Simpson, Metropolitan Development Association of Central New York; The Honorable Jay Williams, Mayor of Youngstown, Ohio
TUESDAY, JUNE 2

MORNING WELCOME
Tuesday, June 2 - 8:30 am-8:40 am
Grand Ballroom A, B - Second Floor
Don Chen, Ford Foundation

MORNING PLENARY: MOVING BEYOND FORECLOSURES
Tuesday, June 2 - 8:40 am-10:00 am
Grand Ballroom A, B - Second Floor

With passage of the federal 2008 Neighborhood Stabilization Program (NSP) and its enhancements in the 2009 economic stimulus package, communities across the country are undertaking activities aimed at reducing the harmful effects foreclosed and vacant properties have on neighborhoods. Beyond the law’s technical regulations and eligible strategies, is the need for a longer-term view that builds local capacity and ensures the investments made now are creating the right partnerships that will reform local systems to prevent and reuse vacant properties beyond foreclosures. By all accounts our foreclosure crisis will be with us for years to come, so communities need the capacity beyond NSP’s 18-month horizon. Join national and local experts as they present a framework for understanding the complexities of foreclosures nationwide, the impacts on neighborhoods, and the range of responses.

**Moderator:** Frank Alexander, Emory Law School; **Speakers:** Anika Goss Foster, Local Initiatives Support Corporation; Daniel T. Kildee, Genesee Institute; Alan Mallach, Metropolitan Policy Program, The Brookings Institution

CONCURRENT SESSIONS 1
Tuesday, June 2 - 10:15 am-11:45 am

A. Brownfields Sustainability Pilots

**Coe Room**
Green roofs in Boston, demolition materials recycling in Cleveland and Alabama, sustainable site designs in Burlington and Lynchburg, solar power on a Houston landfill, a rooftop garden at an Oklahoma City community center, green buildings in Missouri and South Carolina, green job training in Portland—In all, 16 brownfield sites will benefit from pilot efforts in sustainable cleanup and reuse by the EPA Brownfields Program. The initiative responds to community requests for help in making local revitalization projects greener and more sustainable. Hear about the pilots and ways to make your vacant property project greener and more sustainable.

**Speakers:** Jim Jones, Valley, Alabama Community Development Corporation; Sven-Erik Kaiser, U.S. EPA Brownfields Program; Michael B. Taylor, Vita Nuova LLC

B. Building Strategic Alliances

**Jones Room**
Strategic alliances of non-profits, for profits, universities, government, and many other stakeholders, allow organizations to leverage resources to better address complex problems. Coordination allows for issues to be addressed at myriad levels and for work to be coordinated. The session will present information about how their strategic alliances have helped to build support around the issues
integral to their work. Information about how to build strategic alliances and how partners can coordinate to identify leaders and implement programs will be presented.

**Speakers:** Frank Ford, Neighborhood Progress, Inc.; Malika Heath, Detroit Vacant Property Campaign/Community Legal Resources; Lauren Heberle, University of Louisville; Deborah L. Younger, Local Initiatives Support Corporation Detroit

### C. Moving Forward, Grounded in Research
**McCreary Room**
What do we know from research and practice about vacant property prevention and reclamation? How can this research be used to determine where best to go from here? This session will attempt to answer these questions, highlighting how past and current research has shaped the action agendas of practitioners and policy makers. Speakers with a wide range of academic and practical experience will draw on their own research to identify the knowledge gaps that impede effective interventions. Participants will be invited to pinpoint needed research and to set out a road map for guiding future public policy to prevent foreclosures and to return vacant land and property to productive use.

**Speakers:** Claudia Coulton, Case Western Reserve University; Dan Immergluck, Georgia Institute of Technology; Josiah Madar, Furman Center for Real Estate and Urban Policy; Mary Helen Petrus, Federal Reserve Bank of Cleveland

### D. Vacant Property Data Systems and Resources
**Stopher Room**
Learn about vacant property data resources and best practices in data systems development from professionals working at national, regional, and citywide scales. Explore local and national resources available to your community and hear what others have done to develop partnerships to measure, analyze, and respond to indicators of existing and potential vacancies.

**Speakers:** Anthony Armstrong, Local Initiatives Support Corporation Buffalo; John Kromer, Fels Institute of Government, University of Pennsylvania; Michael Schramm, Mandel School of Applied and Social Sciences, Case Western Reserve University; Chris Walker, Local Initiatives Support Corporation

### E. Tools and Strategies for Successful Code Enforcement in a Challenging Environment
**Segell Room**
Vacancy and abandonment rates are on the rise during these difficult economic times. Property maintenance budgets are bound to fall. Compounded by government’s fiscal constraints, these factors will have significant impacts on neighborhoods. An efficient, effective, and strategic code enforcement operation to respond to vacant properties is more important than ever. Join this session to hear how to master the fundamentals of code enforcement, build a team and create shared commitment to the mission of code enforcement, and manage data effectively. Learn how to develop and use a code enforcement toolkit to address vacant properties, and gain tips for establishing effective partnerships.

**Speakers:** Michael Braverman, Baltimore Department of Housing and Community Development; Julie Day, Baltimore Department of Housing and Community Development; Bill Schreck, Louisville Metro Government

### F. Bringing New Life to Abandoned Properties: Creative Deployment of Public Sector Financing Tools
**French Room**
How can vacant property reuse projects be financed in these challenging times? This session delves into the nuances of project financing, and offers basic lessons and strategies on using a range of federal programs and local initiatives to meet financing requirements, forging new public-private partnerships.
partnerships that link funding sources to project needs, and identifying funding combinations and approaches that make projects economically viable. Find out how critical tax incentive programs – related to historic preservation, New Market Tax Credits, energy efficiency, low-income housing, and property cleanup – can provide critical solutions to a project’s financing puzzle.

**Speakers:** Charlie Bartsch, ICF International; Peter Meyer, University of Louisville; Joseph Ott, Cleveland Federal Reserve

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**CONCURRENT SESSIONS 2**

**Tuesday, June 2 - 1:45 pm-3:15 pm**

**A. Cleveland and Pittsburgh’s Sustainable Reuse of Vacant Land**

*Stopher Room*

While they have a ferocious football rivalry, Cleveland and Pittsburgh are finding common ground in the ways they are proactively addressing their growing inventories of vacant land. The ReImagining A More Sustainable Cleveland Vacant Land Study provides recommendations on productive and sustainable uses of vacant land that are being piloted in neighborhoods. Pittsburgh’s mayor has initiated two approaches to enhance neighborhoods: Right-Sizing for Pittsburgh, targeting investments based on a market value analysis; and Green Up Pittsburgh, which seeks to stabilize city-owned vacant lots and make the city greener. At the same time, GTECH Strategies is producing bio-fuel crops on former industrial sites and vacant lots in Pittsburgh neighborhoods while creating opportunities for youth employment and neighborhood community building.

**Speakers:** Andrew Butcher, Growth Through Energy & Community Health (GTECH); Freddy Collier, Cleveland Planning Commission; Kim Graziani, City of Pittsburgh; Bobbi Reichtell, Neighborhood Progress, Inc.; Terry Schwarz, Cleveland Urban Design Collaborative, Kent State University

**B. Redeveloping Sustainable Communities: The Nexus of Race, Class, and Credit**

*Jones Room*

The unfolding credit crisis is impeding sustainable redevelopment in distressed low-income communities, where populations are disproportionately people of color. The crisis further exacerbates tight credit, which already stymies redevelopment of vacant and contaminated properties in these neighborhoods. This session engages the audience in examining the credit crisis, the race and class underpinnings of credit disparities, strategic solutions, and needed federal policies and reforms. The panelists, renowned thought leaders in their fields, will unpack credit myths and share perspectives on ways to catalyze redevelopment in all communities, including undercapitalized ones, through lending and underwriting, innovative strategies, and policy approaches.

**Speakers:** Deeohn Ferris, Sustainable Community Development Group, Inc.; Joseph J. James, Corporation for Economic Recovery; John a. powell, Kirwan Institute for the Study of Race and Ethnicity; Joshua Silver, National Community Reinvestment Coalition

**C. Property Interventions and Restoring Neighborhood Confidence**

*French Room*

The revitalization or destabilization of a neighborhood is largely driven by the confidence people have in its future. Confidence drives a range of important decisions – a resident’s decision to stay or move, a homeowner’s decision to reinvest in a property, a homebuyer’s choice to purchase. The work of neighborhood revitalization should be aimed at restoring confidence and influencing these decisions. Strategies to deal with abandoned properties, including Neighborhood Stabilization Program efforts, need to recognize the critical role of confidence if their efforts are to be successful. This session will focus on aligning neighborhood strategies and linking abandoned property efforts to other activities.
to achieve neighborhood confidence. Presenters will provide real-life examples of neighborhood confidence-building strategies.

**Speakers:** Ira Goldstein, The Reinvestment Fund; Alan Mallach, Metropolitan Policy Program, The Brookings Institution; Marcia Nedland, Fall Creek Consultants; Michael Schubert, Community Development Strategies

**D. Untangling the Web of the Default Servicing Industry**  
**McCreary Room**

How does the default servicing industry work, and how can the public sector create meaningful partnerships with it to reinforce property preservation and facilitate strategic acquisition? The session offers an overview of the processes used by the default servicing industry, from loss mitigation, collections, and foreclosure through disposition of REO (“Real Estate Owned,” or bank-owned real estate). Panelists will provide insight into the full costs of traditional methods of combating blight, such as code enforcement and vacant property registration ordinances. Learn about strategies and partnerships to increase communication between the public sector and the default servicing industry, and to facilitate the reduction of blight associated with REO and properties in foreclosure.

**Speakers:** John Carter, City of Dayton, Ohio; Rob Hicks, LPS Field Services, Inc. and LPS Asset Management Solutions, Inc.; Bill Roach, LPS Field Services, Inc.

**E. Land Banking and Innovation in Land Revitalization: Learning from the Best**  
**Segell Room**

With today’s foreclosure and vacant property crisis, land banking is playing a critical role in the revitalization of our cities. Land acquisition, management, and disposition of vacant and foreclosed properties are crucial to the revival of communities across the country. Join this panel of national experts and local practitioners from leading-edge programs as they discuss their successes, lessons learned, and innovative policies to reinvent their cities and other communities across the country.

**Speakers:** Frank S. Alexander, Emory Law School; Melissa Barry, Louisville Metro Housing; Nate Hoelzel, City of Cleveland, Department of Economic Development; Daniel T. Kildee, Genesee Institute

**F. Emerging Opportunities through Federal Policy**  
**Coe Room**

For the first time in decades, housing and urban policy are hot topics in Washington, offering communities new opportunities for revitalization and recovery. Hear about encouraging new federal policy efforts and their implications for states and localities. Learn about the Community Regeneration, Sustainability, and Innovation Act, activities of the newly established White House Office of Urban Affairs, and other policies and programs that could help spur redevelopment in cities and regions.

**Speakers:** Mary Cronin, Northeast-Midwest Congressional Coalition; Matt Fery, Office of Congressman Brian Higgins; Jennifer Vey, Metropolitan Policy Program, The Brookings Institution; Sam Zimbabwe, Reconnecting America and the Center for Transit-Oriented Development

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**CONCURRENT SESSIONS 3**  
**Tuesday, June 2 - 3:45 pm-5:15 pm**

**A. Deal Makers and Risk Takers: Developers Who Are Creating Value and Sustainability**  
**Segell Room**

The benefits of redeveloping vacant properties extend beyond converting troubled properties to assets. Vacant properties give us the chance to redesign our communities as well as foster new
partnerships among businesses, communities, and other public and private stakeholders. This session will discuss the various actions that top developers are taking to facilitate redevelopment of under-utilized properties, the challenges they face, and the opportunities for greater reuse of properties to prompt community revitalization.

**Speakers:** Sanford Garner, A2SO4; Representative Harold Mitchell, ReGenesis, Inc.; Marc H. Morial, National Urban League; Tony Salazar, McCormack Baron Salazar

**B. Best Practices: Linking Healthy Diets, Food Access, Neighborhoods, and Vacant Properties**

*Coe Room*

There is a growing land use movement in many cities to link productive reuse of vacant properties with neighborhood and community food systems that provide access to healthy foods, new jobs for citizens, and economic development opportunities for neighborhoods. Join this session to learn more about how healthy food production is an integral part of community redevelopment, and to see how cities are producing bumper crops on vacant and abandoned sites. National experts and local practitioners will lead participants through an interactive discussion that provides a primer on food systems and on-the-ground work. Emphasis will be placed on knowledge and skills that can be taken back to local communities and implemented in cities across the country.

**Speakers:** Mike Hamm, C.S. Mott Group for Sustainable Food Systems at Michigan State University; Julia Seward, Local Initiatives Support Corporation; Deborah Younger, Local Initiatives Support Corporation Detroit

**C. Transportation, Infrastructure, and Vacant Property**

*McCreary Room*

Infrastructure and vacant property are not often part of the same conversation. However, many metro areas around the country have been realizing the strong connections that exist between infrastructure investment and the reuse of vacant properties. As a national discussion on creating an infrastructure stimulus package and reauthorization of the federal transportation funding bill are underway, 2009 provides an opportunity to create a sustained connection between reclaiming communities and rebuilding our infrastructure assets. Participants can join the national conversation and hear from national and local pioneers, learning about Transportation for America's campaign to redesign the nation's transportation investment system, as well as innovative financing tools being used to connect transportation and community reinvestment.

**Speakers:** Geoff Anderson, Smart Growth America; Grant Ervin, 10,000 Friends of Pennsylvania; Sam Zimbabwe, Reconnecting America and the Center for Transit-Oriented Development

**D. New Approaches to Acquisition and Disposition of Foreclosed Property**

*French Room*

As the foreclosure crisis advances, the number of REO properties is rising alarmingly fast. There are approximately 900,000 REO units currently listed and the number will very soon exceed 1 million. But acquiring individual REO properties is difficult and time consuming and, in today’s credit climate, returning properties to productive use can be challenging. This session will present a number of innovative strategies being developed that decrease the time and cost of purchasing property and provide a variety of disposition options so that homes can be put back into productive use and neighborhoods can be stabilized rapidly.

**Speakers:** Jeff Corey, Northern Communities Land Trust; Catherine V. Godschalk, Center for Community Self-Help; Craig Nickerson, National Community Stabilization Trust; Harold Simon, National Housing Institute and Community Asset Preservation Corporation of New Jersey
E. Prosecuting Housing Code Violations: Essential Neighborhood Stabilization Strategies

Jones Room

Today more than ever, distressed communities are turning to their prosecutors, municipal attorneys, and judges to aggressively enforce relevant state and local housing codes to prevent occupied substandard dwellings from becoming vacant and abandoned. These cases often involve special challenges of tracking down legally responsible parties, determining whether to file a case in civil or criminal court, assessing fines and penalties, managing tenant relocation, and the possible appointment of receivers. Community organizations and neighborhood groups have important roles to play during each case and after. A respected panel of code enforcement attorneys, housing court judges, and special investigators will discuss the trials and tribulations of housing code enforcement and the critical roles they play in preventing blight and abandonment.

Speakers: Jason Hessler, Baltimore Housing; The Honorable Raymond L. Pianka, Cleveland Municipal Court, Housing Division; Ray Pfeiffer, City of Columbus, Ohio; Joe Schilling, Metropolitan Institute at Virginia Tech; Diane Silva-Martinez, San Diego City Attorney’s Office

F. Foreclosure, Renter Households, and the Rental Stock: Impacts and Opportunities

Stopher Room

What is the impact of the foreclosure crisis on renter households and the available rental stock? Panelists will present current research that demonstrates the degree to which the foreclosure crisis is displacing renter households, decreasing the supply of rental units, and directly contributing to higher levels of homelessness. Find out about local efforts to use Neighborhood Stabilization Program (NSP) funds and other resources to return foreclosed properties to the available housing stock as affordable rental units. City staff involved in implementing their NSP plans and CDCs that have used the funds to develop affordable rental housing will discuss their experiences.

Speakers: Jennifer Fults, City of Indianapolis, Indiana; Frank Hagaman, Partners in Housing Development Corporation; Danilo Pelletiere, National Low Income Housing Coalition

WELCOME RECEPTION

6:00 pm-7:00 pm
Muhammad Ali Center
View Pointe Hall
144 N. Sixth Street

Sponsored by: PNCBANK

Join your fellow attendees for light hors d’oeuvres and drinks (cash bar) while you explore the exhibits at the Muhammad Ali Center, just two short blocks from the Galt House. To get there, walk out of the hotel along W. Main Street towards N. Fourth Street, and turn right on N. Sixth Street. The Muhammad Ali Center will be on your left at the intersection of N. Sixth and W. Washington.
A. Fostering Citizens Greening

**Coe Room**

Abandoned vacant lots in post-industrial cities are often eyesores that attract dumping and illicit activity. While these properties create many maintenance challenges, they also provide opportunities to improve urban ecosystems, catalyze community health and wellness, increase safety, and enhance property values over time. During this presentation, you will learn about what non-profits and governments are doing in Baltimore, Detroit, Flint, and Lawrence to transform abandoned lots into community assets. Panelists will share success stories in community managed gardening and greening and low maintenance landscape designs for vacant lots. They will also talk about steps they have taken to change local policy and perceptions around vacant land.

Speakers: Ashley Atkinson, The Greening of Detroit; Christina Kelly, Genesee County Land Bank; Heather McMann, Groundwork Lawrence; Kari Smith, Parks & People Foundation, Community Greening Stewardship Program

B. Renewing the Crescent City: An Update on Vacant Property Reclamation in Post-Katrina New Orleans

**McCreary Room**

This session zeroes in on the continuing complexity of the issues in New Orleans and the useful strategies being employed for reclamation and rebuilding. Topics include the challenges and successes of land acquisition, management, and disposition strategies of the New Orleans Redevelopment Authority, the City’s code enforcement reforms post-Katrina, and nonprofit participation in revitalizing the thousands of properties coming through public agencies into the market.

Speakers: Frank Alexander, Emory Law School; Troy Body, Mayor’s Office of Recovery and Development Administration, New Orleans; Nicole Heyman, Local Initiatives Support Corporation; Serena Sanjurjo, New Orleans Redevelopment Authority

C. Vacancies, Foreclosures, and Crime: A Roundtable Discussion

**Segell Room**

The foreclosure crisis has increased the spotlight on the many ways that vacant and abandoned properties contribute to crime and fear in neighborhoods. Speakers in this session will review existing research on this topic to help practitioners analyze the link in their own jurisdictions and advocate for integrated safety and redevelopment strategies. Community development practitioners from areas hard hit by vacancies will also discuss ways that police and fire departments have helped them stabilize hot spots and put crime-prone properties back into productive use. Come hear brief presentations by speakers, and participate in a roundtable discussion on the relationship of vacancies to crime.

Speakers: Cynthia Langlykke, CommunityWorks Rhode Island; Julia Ryan, Local Initiatives Support Corporation; George Stamatakos, Providence Police Department
D. Culture Clash: Addressing Conventional Urban Challenges through Unconventional Partnerships

Jones Room

The challenges facing urban neighborhoods are varied and complex. From vacant homes to boarded-up storefronts, these problems require a diverse set of skills that cannot be found in any one organization or government body. This session highlights the innovative and often unconventional partnerships being formed in urban areas across the country to address long-standing challenges in a whole new way. We'll look at model efforts that combine the power of business, government, arts, and education to provide a holistic approach to urban revitalization. We'll also discuss ways to leverage the financial, intellectual, and human capital needed to make unconventional partnerships work. Join us for this dynamic conversation!

Speakers: Ben Peterson, City of Paducah, Kentucky; Dominic Robinson, Metropolitan Development Association of Syracuse and Central New York; Ben Walsh, Metropolitan Development Association of Syracuse and Central New York

E. Vacant Property Registrations

Stopher Room

Members of the loan and field servicing industries, along with veteran code enforcement officials, will profile vacant property registration (VPR) programs as an increasingly popular vehicle for code enforcement, highlighting the latest updates and current trends for municipal and statewide ordinances. As an alternative to the quickly growing number of VPRs across the country, members of the industry will share the lessons learned from the MERS (Mortgage Electronic Registration System) Pilot Program and the benefits of using this upgraded registration system.

Speakers: Lorne DuFour, Mortgage Contracting Services, LLC; Robert Klein, Safeguard Properties, Inc.; Doug Leeper, City of Chula Vista, California; Deborah Oakley, Oakley Consulting Group

F. New and Emerging Land Banks: Strategies for Success

French Room

This panel will explore strategies and issues to address when forming or operating a new land bank. Experts from Ohio, Maryland, Georgia, and Texas will share experiences from Cuyahoga County, Baltimore, Dallas, and Houston. Come share your ideas and experiences on important issues such as how to secure political support, when to set up a separate land banking entity, how to utilize Neighborhood Stabilization Program funds, and what type of resources are critical to success.

Speakers: Barry Jones, Fulton County/City of Atlanta Landbank Authority; James J. Kelly, Jr., University of Baltimore School of Law; Jim Rokakis, Cuyahoga County, Ohio; Heather K. Way, University of Texas School of Law

CONCURRENT SESSIONS 5

Wednesday, June 3 - 11:00 am-12:30 pm

A. The Preservation Green Lab: Reclaiming Vacant Buildings as a Sustainable Development Strategy

Jones Room

In this session, learn about the National Trust for Historic Preservation’s new Preservation Green Lab, located in Seattle, Washington. The Preservation Green Lab is partnering with selected cities and states to create innovative sustainable development policy and showcase energy-efficient rehabilitation projects. This session will feature a presentation from the City of Dubuque, Iowa, a Preservation Green Lab pilot city, on their efforts to reclaim vacant and abandoned properties in the
city's warehouse district. National Trust staff will also discuss other efforts to reduce vacancy and abandonment of historic buildings.

Speakers: Adrian Scott Fine, National Trust for Historic Preservation; Patrice Frey, National Trust for Historic Preservation; Teri Goodman, City of Dubuque, Iowa; Cindy Steinhauser, City of Dubuque, Iowa

B. How to Capture a Brownfield Investment Opportunity

Coe Room
CB Richard Ellis, Inc., a global leader in real estate, will produce a lively, informative, and entertaining role-playing exercise using a hypothetical brownfield transaction. Learn the principles that must be applied in practice to accelerate the speed of a brownfield to market, manage environmental liabilities, and unlock the underlying value of impaired real estate assets. The experienced players in this role-playing exercise will draw on the many tools and tactics that must be used by practitioners in their respective real-world roles to bring actual transactions to fruition.

Speakers: John Byl, Warner Norcross & Judd LLP; Kevin Grove, CB Richard Ellis, Inc.; Bruce Rasher, CB Richard Ellis, Inc.; Greg Wathen, Economic Development Coalition of Southwest Indiana

C. Bringing Back the ‘Burbs

McCreary Room
As our nation’s economy becomes increasingly metropolitan in nature, revitalizing America’s first-tier suburbs hand-in-hand with core cities is essential to maximize urban prosperity. This interactive roundtable session will highlight redevelopment strategies particularly relevant to inner-ring communities. Brief snapshot presentations on smaller-scale transit-oriented developments, innovative approaches to sustainability, redevelopment performance measures, green jobs, foreclosure abatement, and other topics will spark small group conversations. Come help identify and prioritize public policies and programs that civic and governmental leaders can use to inspire investors and regulators to turn their attention back to America’s original urban getaways.

Speakers: Sarah Coffin, Saint Louis University; Sarah Lansdale, Sustainable Long Island; Laura McConwell, First Tier Suburbs Caucus, National League of Cities; Conan Smith, Michigan Suburbs Alliance; Kevin Vettraino, Southeast Michigan Council of Governments

D. Innovative Strategies for Stabilizing Communities in the Wake of Foreclosure

French Room
More neighborhoods than ever are feeling the strain as the rates of foreclosures and vacancies rise across the country. Today strategies for stabilization, once the domain of core communities in weaker markets, are critical for every community that is confronting decline caused by vacant and foreclosed homes. Learn about cutting-edge, replicable programs and initiatives underway – including acquisition strategies, financing strategies, planning, and reuse – with examples focused on strong, weak, and mixed-market communities.

Speakers: Teresa Brice, Local Initiatives Support Corporation Phoenix; Michael Hickey, Center for New York City Neighborhoods; Tamir Novotny, Living Cities; Ellen Sahli, City of Chicago, Illinois

E. Small Towns and the Broken Window Theory

Stopher Room
Foreclosures, high vacancy rates, and abandoned properties: these are the things that give life and voice to the broken window theory – the first step to the slow decline of neighborhoods. In this dynamic discussion, learn how three different small communities are tackling today’s economic woes with vacant or soon-to-be vacant housing and foreclosed properties. Learn about tools, resources,
and techniques that you can take home and apply right away in the most needy neighborhoods in your community.

**Speakers:** The Honorable Mayor George “Lisle” Cheatham, City of Greensburg, Kentucky; The Honorable Mayor John Fetterman, City of Braddock, Pennsylvania; Sylvia L. Lovely, Kentucky League of Cities and NewCities Institute; Ben Peterson, City of Paducah, Kentucky

### F. Strategies to Address Physical Challenges of Reclaiming Vacant Structures

**Segell Room**

A variety of strategies, methods, and techniques exist to address the physical challenges of reclaiming vacant properties. Artistic board-up is a cost-effective, secure alternative to conventional board-up techniques that can help promote neighborhood revitalization; relocation of vacant houses is a method to deploy whole structures for infill reuse; finally, deconstruction is a technique to recycle and reuse housing components and materials. The session’s panelists will explain each approach and identify issues and pointers that were derived through hands-on experience.

**Speakers:** Michael Gainer, Buffalo ReUse; Carl E. Malysz, City of New Albany, Indiana; John Miller, New Albany Community Housing; Chris Toepfer, NeighborServe, Inc.

### CLOSING LUNCHEON PLENARY: SHAPING A NEW FEDERAL REVITALIZATION AGENDA

**Wednesday, June 3 - 12:45 pm-2:45 pm**

Grand Ballroom A, B - Second Floor

With the convergence of the Obama Administration and new Congress starting this year in Washington, the closing plenary will focus on the potential for a new direction in federal policy to have a transformative effect in our communities. Join the closing luncheon for a thought-provoking and interactive exchange of ideas on shaping a new federal agenda that promotes neighborhood revitalization and vacant property reclamation.

**Moderator:** Carol Coletta, CEOs for Cities; **Speakers:** Geoff Anderson, Smart Growth America; Representative Harold Mitchell, ReGenesis, Inc.; Bart Peterson, Strategic Capital Partners, LLC (invited); Ali Solis, Enterprise Community Partners

### CLOSING REMARKS

**Wednesday, June 3 - 2:45 pm-3:00 pm**

Grand Ballroom A, B - Second Floor

Building Leadership to Restore Communities | 19
The Galt House Hotel and Suites

CONFERENCE EVENT LOCATIONS

ALL CONFERENCE EVENTS will take place in the Suite Tower.

REGISTRATION, PLENARY SESSIONS, BREAKS, AND THE CLOSING LUNCHEON will take place on the second floor of the Suite Tower. The Exhibit Hall and Poster Gallery are also on the second floor.

Second Floor

1: U.S. EPA Office of Brownfields and Land Revitalization
2: Sustainable Community Development Group Inc.
3: PNC Bank
4: National Vacant Properties Campaign
5: Louisville Visitor Information
6: Next American City
7: BB&T
8: American Planning Association
9: Vacant Property Security
10: NACEDA (National Alliance of Community Economic Development Associations)
11: The Kentucky Association of Realtors
12: Safeguard Properties
BREAKOUT SESSIONS will take place on the third floor of the Suite Tower.
This event is sponsored by the National Vacant Properties Campaign, a program of Smart Growth America, the Local Initiatives Support Corporation, the Metropolitan Institute at Virginia Tech, and the Genesee Institute. The Campaign exists to provide everyone – individuals, advocates, government agencies, developers, nonprofits, and others – with information resources, tools, and assistance to support their vacant property revitalization efforts.

Our two principal planning partners are the Louisville Metro Government – a national leader on vacant property strategies – and the Federal Reserve Bank of St. Louis. The mission of the Community Development Office of the Federal Reserve Bank of St. Louis includes addressing the challenges presented by vacant and abandoned properties and the threat they pose to asset accumulation among low- and moderate-income communities.