



THE FEDERAL RESERVE BANK OF RICHMOND

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Charlotte Mecklenburg Housing Partnership

Reclaiming Vacant Properties: A Forum Addressing Challenges and Opportunities in the Carolinas

May 31, 2012

9:30 a.m. – 3:00 p.m.

Federal Reserve Bank of Richmond, Charlotte Branch

AGENDA

9:30 a.m. Registration

10:00 Welcome

- Matthew Martin, Senior Vice President, Federal Reserve Bank of Richmond, Charlotte Branch
- Chris Estes, Executive Director, North Carolina Housing Coalition and Member, Charlotte Board of Directors, Federal Reserve Bank of Richmond

10:15- 11:00 State of Vacant Properties Presentation from the Government Accountability Office (GAO)

Representatives from the GAO will discuss the current state of the nation's vacant properties. They will share regional and local trends based on findings and recommendations from their 2011 report. The presentation will highlight current policy initiatives to support the redevelopment of these properties.

Presenters:

Cody Goebel, Assistant Director, and Jill Naamane, Senior Analyst, Government Accountability Office (GAO)

11:00- 11:30 Financial Institutions and REOs

Federal Reserve Bank of Richmond regulatory staff will share recent guidance for banks regarding renting REO properties. Community Development staff will facilitate a question and answer session and garner input from attending financial institutions on how they currently handle property disposition.

Presenters:

- Jody Martin, Credit Risk and Accounting Team Lead, Risk and Policy Unit, Supervision Regulation and Credit, Federal Reserve Bank of Richmond, Charlotte Branch
- Tammie C. Hoy, Regional Community Development Manager, Federal Reserve Bank of Richmond, Charlotte Branch

11:30- 12:00 Moving Beyond Neighborhood Stabilization (NSP)

Regional housing providers and advocates will discuss how effective national funding has been to stabilize neighborhoods and eliminate vacant properties. The discussion will include lessons learned, best practice approaches and where communities go from here.

Moderator: Tammie C. Hoy, Regional Community Development Manager, Federal Reserve Bank of Richmond, Charlotte Branch

Panelists:

- Evan Covington-Chavez, Director of Real Estate Development, Self- Help
- Don Oglesby, Executive Director, Homes of Hope

12:00 p.m. Break

12:15- 12:45 Lunch

Speaker: Alan Mallach, Nonresident Senior Fellow, Metropolitan Policy Program, Brookings Institution

The keynote speaker will shape a discussion around the current policy landscape, including local tools that help address vacant properties and how state governments are addressing these challenges.

12:45- 2:00 Local Tools for Reclaiming Vacant Properties

Panelists will highlight state and local government tools to reclaim vacant properties. Discussions will include the challenges and opportunities in using code enforcement, vacant property registration, receivership and land banking.

Moderator: Tyler Mulligan, Associate Professor, University of North Carolina School of Government

Panelists:

- Chris Branham, President, North Carolina Association of Housing Code Officials
- Bruce Bailiff, Code Enforcement Project Supervisor, City of Winston-Salem, NC
- Ginny Stroud, Director of Housing and Community Development, City of Greenville, SC
- Warren Harley, Governmental Affairs Liaison, Municipal Association of South Carolina
- Alan Mallach, Nonresident Senior Fellow, Metropolitan Policy Program, Brookings Institution

2:00- 2:15 Break

2:15- 3:00 Redevelopment Strategies: Bringing Properties Back to Market

Developers will share examples of properties they have successfully redeveloped utilizing various strategies and financing tools. The discussion will include how developers were innovative in acquiring the properties and what development tools and financing and funding sources were required to make these deals work. Panelists will share how they envision future strategies.

Moderator: Chris Estes, Executive Director, North Carolina Housing Coalition and Member, Charlotte Board of Directors, Federal Reserve Bank of Richmond

Panelists:

- Nancy Welsh, Executive Director, Builders of Hope
- Donnetta Collier, Project Manager, Self-Help Community Development Corporation

3:00 Next Steps/Adjourn

- Chris Estes, Executive Director, North Carolina Housing Coalition and Federal Reserve Bank of Richmond, Member, Charlotte Board of Directors
- Charles Teal, CEO of Saussy Burbank, LLC and District Council Chair for ULI Charlotte