Reflecting on 30 Years of the Housing Forum: Carrying Forward Lessons Learned

Wednesday, December 5, 2018  9:30 a.m. – 11:45 a.m.
St. Luke’s Episcopal Church | 435 Peachtree Street NE, Atlanta, GA

with Presentations from

Frank Alexander  Hattie Dorsey  Bruce Gunter  Mtamanika Youngblood

Honoring Bill Bolling's 30 Years of Leadership of the Housing Forum

With Special Remarks from The Honorable Keisha Lance Bottoms Mayor, City of Atlanta

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Today’s Agenda

WELCOME
Rev. Elizabeth Shows Caffey, St. Luke’s Episcopal Church
Bill Bolling, Moderator, Founder of the Housing Forum

PANEL OF HOUSING PIONEERS
Frank Alexander, Emory School of Law and Co-Founder, Center for Community Progress
Hattie B. Dorsey, Founding President & CEO of Atlanta Neighborhood Development Partnership, Inc.

Bruce Gunter, Co-Founder of Progressive Redevelopment, Inc. and Founder of Civitas Housing Group
Mtamanika Youngblood, Chair of the Board and Past President of Historic District Community Development Corporation

SPECIAL VIDEO MESSAGES
Previous Housing Forum Presenters & Housing Advocates

CONVERSATION WITH CURRENT AND EMERGING HOUSING LEADERS
Leonard Adams, Quest Communities
Ann Carpenter, Federal Reserve Bank of Atlanta
Sarah Kirsch, ULI Atlanta
Terri Lee, City of Atlanta
William McFarland, Housing Consultant
Andrea Pinabell, Southface
Brandon Riddick-Seals, Atlanta Housing
Meaghan Shannon-Vlkovic, Enterprise Community Partners
Marjy Stagmeier, TriStar Real Estate

SPECIAL REMARKS
The Honorable Keisha Lance Bottoms
Mayor, City of Atlanta

CLOSING REMARKS
Bill Bolling
For 30 years, housing stakeholders from every sector have come together to engage in thoughtful and productive discussions about affordable housing solutions at the Atlanta Regional Housing Forum. Voices from nonprofit organizations, the philanthropic and faith-based communities, for-profit and nonprofit developers, the financial sector, the academic community, governmental agencies, elected officials and engaged neighborhood leaders have been convened by the Housing Forum, led by its founder, Bill Bolling.

Early convenings of the Housing Forum hosted at the Atlanta Community Food Bank focused on the City of Atlanta and policy/advocacy efforts directly related to affordable housing. In the last 15 years, our Housing Forum conversations and geography have expanded as we have learned about the connectivity between housing and health; transportation and equity; zoning and development; and so much more.

The landscape of the region’s housing movement is dotted with names of local champions like Dorsey, Glover, Youngblood; academia’s Keating, Alexander, Dobbs, Rich, and Immergluck; developers Gunter, Perry, and Khalil; advocates Peed, Hughley, Faust, O’Callaghan and Ware; finance leaders Mynatt and Huckabee; and policy makers Jackson, Franklin, Dickens, Turner, Eaves, and Bottoms. These leaders, and so many others, have shared their voices, expertise, and commitment to affordable housing, leaving a legacy of collaboration in their tracks.

The Atlanta Regional Housing Forum has been the birthplace, proving ground, and safe space for many important discussions – such as the creation of the State Housing Trust Fund, land bank concepts, CRA strategies, and even the creation of organizations like the Atlanta Neighborhood Development Partnership and the Atlanta Fulton Land Bank Authority.

As our communities continue to evolve and grow, so must our efforts. Equity concerns of affordability, preservation, gentrification, retention, livability, walkability, sustainability, transit, transportation, and health all intersect with housing. We look to the future of today’s and tomorrow’s leaders for guidance and innovation in navigating the ongoing and increasingly complex issues related to affordable housing in metro Atlanta.

Today we pause to reflect on the last 30 years as we speak with a panel of housing pioneers who dedicated the body of their life’s work to affordable housing issues. We will pivot in the second half of the event to discuss the current state of affairs in the housing sector and look towards the future.
Frank S. Alexander is the Sam Nunn Professor of Law at Emory University School of Law Emeritus where created and directed the Project on Affordable Housing and Community Development. He was the co-founder of Community Progress and continues to serve as a senior advisor. He is the author or editor of ten books and over fifty articles in real estate finance, law and theology, and community redevelopment, including Georgia Real Estate Finance and Foreclosure Law 2018-2019 and Land Banks and Land Banking (2nd Ed. 2015).

Professor Alexander’s work has focused on homelessness and affordable housing, serving as a Fellow of the Carter Center of Emory University (1993-96), and as a Commissioner of the State Housing Trust Fund for the Homeless (1994-1998). He served as Interim Dean of Emory University School of Law (2005-2006), as Visiting Fellow at the Joint Center for Housing Studies, Harvard University (Fall Semester, 2007), and testified before Congress concerning the mortgage foreclosure crisis (May, 2008, November, 2009). Professor Alexander received both a J.D. from Harvard Law School and a Masters in Theological Studies from Harvard Divinity School in 1978, and holds a B.A. from the University of North Carolina.

Biography Source: Center for Community Progress.

Hattie Beleatha Dorsey was born the eldest of eleven children on May 31, 1939 in Teachey, North Carolina. When Dorsey was an adolescent, her family moved to New York City where she attended Charles Evan Hughes High School. As a high school student, Dorsey took courses in fashion design and interior design. The Dorsey Family moved to Atlanta where she attended David T. Howard High School. Her father was the residing pastor of the Tabernacle Baptist Church in Atlanta and chairman of the Southern Christian Leadership Conference’s Operation Bread Basket. She is a first cousin to the father of gospel music great Thomas A. Dorsey.

After attending Spelman College, Dorsey transferred to Clark Atlanta University. In 1964, Dorsey graduated from Clark Atlanta University with her B.S. degree in secretarial science. Dorsey performed secretarial work for various companies, until she became an administrative assistant for the National Urban League. Dorsey continued her civil rights work by working on the NAACP’s legal defense team throughout the 1970s and 1980s, helping to bring landmark legal suits against those who practiced housing discrimination. Dorsey worked for Stanford Mid - Peninsula Urban Redevelopment, Inc. (PRI), which evolved from a globally, prompted him to co-found Progressive Housing Organization.

Bruce left the bank after four years to co-found the investment advisory firm, Social Responsibility Investment Group. Shortly thereafter, he began to volunteer with a nonprofit organization that would change his life—Habitat for Humanity. Finding his passion and a match for his financial skills, Bruce eventually joined the board of Habitat Atlanta and later served as Treasurer of the board of Habitat for Humanity International.

His experiences with Habitat, both locally and globally, prompted him to co-found Progressive Redevelopment, Inc. (PRI), which evolved from a...
small, neighborhood-based organization into the largest nonprofit developer of affordable housing in Georgia. At its peak, PRI owned 27 apartment complexes and employed 150 people. The company developed and managed more than 4,000 units of affordable housing.

Taking a hiatus from PRI in the late 1990s, Bruce joined legendary Atlanta developer Blaine Kelley as CFO and partner to pursue Blaine’s dream of developing the finest condominium in the city, 2500 Peachtree. After completing the building and selling the partnership, Bruce returned as PRI’s President and CEO in 2001 and subsequently unwound its complex portfolio after the recession. Bruce then worked for John Wieland’s Chattahoochee Enterprises as VP of New Neighborhoods, until he started Civitas Housing Group in 2016.

Mtamanika Youngblood is a nationally recognized community development practitioner and a strong proponent of equitable development and sustainability as the model for addressing both the human and physical development needs of revitalizing communities. Ms. Youngblood is currently the President of Sweet Auburn Works, a nonprofit organization supported by a broad range of stakeholders committed to the revitalization of the Sweet Auburn commercial corridor and modeled after the successful national Main Street program.

Ms. Youngblood is also the Chair of the Board and a past President of the Historic District Development Corporation (HDDC) Atlanta’s leading non-profit, community-based developer of historic homes in the central city. HDDC’s neighborhood revitalization efforts are based on historic preservation, economic diversity and the non-displacement of existing residents. Its goal is to reestablish the mixed-income residential and commercial community that once thrived around “Sweet Auburn” Avenue and the childhood home of Martin Luther King, Jr.

She has served as the President & CEO of Sustainable Neighborhood Development Strategies, Inc (SNDSI), a nonprofit development corporation initiated by the Annie E. Casey Foundation’s Atlanta Civic Site. She is the founder and immediate past President and CEO of The Center for Working Families, Inc., a nonprofit organization also sponsored by the Casey Foundation to advance its family and neighborhood strengthening work. She was previously the first Senior Vice President for Community Impact at United Way of Metropolitan Atlanta.

Ms. Youngblood has been widely acknowledged for her work. Awards and recognition have come from The National Trust for Historic Preservation, The Atlanta Urban Design Commission, Central

Atlanta Progress, the Georgia Association of the American Institute of Architects, the Atlanta Business Chronicle, the State of Georgia Affordable Housing Division, the National Neighborhood Coalition and the National Community Land Trust Network. In addition to Sweet Auburn Works and HDDC’s board, she currently serves as Chair of the Board for the Partnership for Southern Equity. Ms. Youngblood most recently completed a nine year term as a member of the Board and Chair of the Programs Committee for the Atlanta BeltLine Partnership, and served as a member of the Technical Review Panel for the Housing and Transportation Affordability Index for HUD’s Office for Sustainable Housing and Communities. She is a Trustee Emeritus of the National Trust for Historic Preservation and has served on various Boards, including United Way, the Atlanta Convention and Visitors Bureau, the Center for Working Families, and the City of Atlanta Public Art Advisory Committee.

Ms. Youngblood earned a BA from New York University and an MBA from Atlanta University. She was a Fellow to the Kennedy School of Government Executive Program at Harvard University, an Inner City Fellow for the Urban Land Institute and a James A. Johnson Community Fellow of the Fannie Mae Foundation.

Mtamanika Youngblood lives in Atlanta’s Old Fourth Ward neighborhood in a restored 125 year-old historic home.
A Look Back: Housing Forum Topics 2003-2018

2018 Forums
March 6, 2018 - Metro Atlanta’s Battle with Homelessness
June 6, 2018 - Maximizing the Moment: Regional Action on Affordable Housing
September 6, 2018 - How HouseATL Aims to Help Shape Atlanta’s Housing Future
December 6, 2018 - Reflecting on 30 Years of the Housing Forum: Carrying Forward Lessons Learned

2017
March 14, 2017 - A Study of Rising Eviction Levels
June 7, 2017 - Affordable Housing Preservation Challenge
September 6, 2017 - Atlanta Mayoral Candidate Forum
December 6, 2017 - Atlanta’s Framework for the Future

2016
March 10, 2016 - Equitable Transit-Oriented Development
June 1, 2016 - Inclusionary Housing
September 7, 2016 - Securing the Infrastructure for an Affordable, Inclusive Atlanta.
December 7, 2016 - Exclusionary Practices & Displacement.

2015
March 12, 2015 - The State of Housing in Metro Atlanta.
June 3, 2015 - Gentrification in Atlanta.
September 2, 2015 - Affirmatively Furthering Fair Housing.
December 2, 2015 - A Region at Risk: Preserving Atlanta’s Affordability.

2014
March 5, 2014 - The Nexus of Education, Communities and Housing.
June 4, 2014 - Concentrating Resources, Maximizing Impact.
September 3, 2014 - Housing, Aging and Health Agenda.
December 3, 2014 - University Roles & Relationships.

2013
March 6, 2013 - PLACE MATTERS: Leveraging Catalytic Opportunities for Equitable Development

2012
March 7 – Transportation Investment Act Impact on Housing, Economic Development & Transit in Metro Atlanta.
June 5, 2012 – This is NOT your Parents’ Housing Market
September 5, 2012 – TWho are we? How will changing demographics shape our communities?”
December 5, 2012 – Topic: “Addressing Veterans Housing Issues”

2011
June 1, 2011 – Healthy Homes, Healthy Communities, Healthy Lives.
September 7, 2011 – Seizing an Opportunity: Creating special needs housing.
December 7, 2011 – Homelessness in Metro Atlanta.
2010
September 1, 2010 – Transit-Oriented Development and Affordable Housing.
March 3, 2010 – Distressed Properties in Metro Atlanta: Suffering the Consequences and Formulating Responses

2009
March 2009- Foreclosures and Leveraging Neighborhood Stabilization Funds
June 2009- Economic Recovery and Housing – What is the Plan?
September 2009- The New Federal Paradigm – Linking Transportation, Land Use and Housing
December 2009 - After the Deluge: Housing Challenges for Local Governments in the PostForeclosure Era

2008
March 2008 - “Innovative Strategies in Employer-Assisted Housing (EAH) and Workforce Housing Development”
June 2008- “Housing Challenges on the Southside of the Metro Atlanta Region”
September 2008- Land Banks and Community Land Trusts: Priming the Pump for Affordable Housing Development and Preservation
December 2008 - “Regional Foreclosure Response – Leveraging Neighborhood Stabilization Funds”

2007
March 2007 - “Increasing the Availability of Homes for Working Families- A National Perspective” Conrad Egan, NHC
June 2007 - “The State of Regional Housing”
September 2007 - “Residential Housing Market - Impacts on the Region's Communities and Economy”

2006
March 2006 - “Current State of Practice on Local Housing Policy”
June 2006 - “Atlanta Commuting Patterns and Suburban Housing: The Past and the Future”
September 2006 - “Does the Atlanta Region have a Housing or Information Problem?”
December 2006 - “Livable Space- Are Regulations or Builders Preventing Citizens from getting the Housing they want?”

2005
March 2005 - “Housing Trust Funds: Concept to Reality” Mary Brooks, Housing Trust Fund Project
June 2005 - “Myths and Realities of Multi-Family Housing”
September 2005 - “Nuts and Bolts of Senior Housing”

2004
June 2004 - “Political Realities of Housing”
September 2004 - “Regional Impacts of Federal Housing Policy”
December 2004 - “Advancing Elements of a Regional Housing Program”

2003
March 2003 - Challenges and Success of the Nation’s Housing
June 2003 - Metropatterns – Keynote speaker - Myron Orfield, Frank Alexander, (Emory University)
September 2003 - Regional Approaches to Affordable Housing
December 2003 - State of The Nations Housing