

# Balanced Housing

November 10, 2009  
 Sheraton Conference Center  
 Dover, Delaware

Sponsors: Citi Foundation | Delaware State Housing Authority | The Speer Trust

## SCHEDULE

8:30 AM	Registration	Annual Membership Meetings
	Continental Breakfast	9:00 AM The Diamond State CLT
		9:15 AM The Delaware Housing Coalition

### MORNING

9:30 AM	Welcome	Lorraine deMeurisse Anas Ben Addi
9:35 AM	Remarks	Governor Jack Markell
9:45 AM	Opening Address	
	Alan Mallach	
	LAND VALUE, URBAN RENEWAL, AND SMART GROWTH	
10:15 AM	DISCUSSION	
10:30 AM	B R E A K	
10:45 AM	National Panel	
	Creating Communities of Opportunity and Inclusion	
	What are communities in other states doing to build communities of greater opportunity and inclusion. Reports from three other states.	
	Moderator: Mike Skipper	
	PANELISTS	
	Sara Pratt, Fair Housing Trainer & Consultant	
	Tim Touhey, NJ Homebuilders Association	
	Jeff Washburne, City of Lakes CLT	
11:45 AM	DISCUSSION	
12:15 AM	Wrap-Up, Move to Lunch	

### AFTERNOON

12:15 AM	Buffet Lunch
	Announcements
	Kind Policy Award
1:00 PM	KEYNOTE SPEAKER
	Margery Austin Turner
	The Urban Institute
	<b>"BALANCED HOUSING, BALANCED COMMUNITIES"</b>
2:00 PM	Delaware Panel
	Communities of Opportunity and Inclusion in Delaware
	What are the opportunities and challenges of building communities of greater opportunity and inclusion here? Recommendations from three experienced Delaware practitioners.
	Moderator: Sara Pratt
	PANELISTS
	David Holden, Ingerman Group
	Russ Huxtable, MHDC
	Cathy McKay, Connections CSP
3:05 PM	DISCUSSION
3:20 PM	Closing Remarks

# Balanced Communities

**Building Communities of Greater Opportunity and Inclusion**

# Balanced Housing

November 10, 2009  
Sheraton Conference Center  
Dover, Delaware

## BIOGRAPHICAL INFORMATION

ALAN MALLACH  
Nonresident Senior Fellow  
The Brookings Institution

Alan Mallach is a Nonresident Senior Fellow at the Metropolitan Policy Program of The Brookings Institution in Washington, DC, where he works on foreclosure issues, neighborhood stabilization and the revitalization of older industrial cities. He is also a visiting scholar in the community affairs department of the Federal Reserve Bank of Philadelphia and senior fellow at the National Housing Institute.

He has been a consultant, advocate and public official, and served as Director of the Department of Housing & Development in Trenton, New Jersey from 1990 to 1999. His latest book, *A Decent Home: Planning, Building and Preserving Affordable Housing* has just been published by Planners Press and the University of Chicago Press. He is also the author of *Bringing Buildings Back: From Vacant Properties to Community Assets* and many other works on city planning, housing and Italian opera. He is a member of the College of Fellows of the American Institute of Certified Planners, and holds a B.A. degree from Yale University.

MARGERY AUSTIN TURNER  
Vice President for Research  
The Urban Institute

Margery Austin Turner is Vice President for Research at the Urban Institute, where she leads efforts to frame and conduct a forward-looking agenda of policy research. A nationally recognized expert on urban policy and neighborhood issues, Ms. Turner has analyzed issues of residential location, racial and ethnic discrimination and its contribution to neighborhood segregation and inequality, and the role of housing policies in promoting residential mobility and location choice. Much of her recent work has focused on the Washington metropolitan area, investigating conditions and trends in neighborhoods across the region.

Ms. Turner served as Deputy Assistant Secretary for Research at the Department of Housing and Urban Development from 1993 through 1996, focusing HUD's research agenda on the problems of racial discrimination, concentrated poverty, and economic opportunity in America's metropolitan areas. During her tenure, HUD's research office launched three major social science demonstration projects to test different strategies for helping families from distressed inner-city neighborhoods gain access to opportunities through employment and education.

# Balanced Communities

**Building Communities of Greater Opportunity and Inclusion**

# Balanced Housing

## KIND POLICY RECIPIENTS

### MICKI EDELSON

Micki Edelson of The Homes For Life Foundation had dedicated herself to improving and expanding community based housing for people with developmental disabilities.

Since 1989, Micki has raised more than \$9,000,000 to build and furnish 25 group homes in Delaware that provide safe, accessible, and affordable housing to over 100 individuals. Micki is an innovator both in her concepts and designs and a master collaborator; these talents, and her passion, have aided her in her goal to expand housing opportunities for this community. Micki believes everyone is entitled to a safe and comfortable home.

Micki sits on the board of DFRC, Bancroft NeuroHealth and the Ronald S. Lauder Foundation. She is mother to Robert and Sean and wife of Lanny who co-founded the Homes For Life Foundation and who shares her commitment to providing housing for the developmental disabilities community. Robert lives in one of Micki's beautiful group homes in Wilmington.

### TINA RILEY

In 2001, as a tenant of Greenfield Manor in Bear in danger of losing her home due to the landlord improperly exiting the Section 8 program, Tina helped establish the tenant council. This effort, which turned into a protracted battle against the landowner, included forcing HUD to enforce their regulations. She worked with all to help the "Greenfield 100" save their homes, taking the fight all the way to Washington DC never backing down until the tenants won their "right to remain". Since then she has helped dozens of tenant councils, from Claymont to Rehoboth, to organize and has been a continuing resource for tenants in need and a trainer of tenant leaders.

Always the lady, asking very direct questions, she also contributes to DHC's *Housing Journal*. And, while perhaps publicly intimidating, her passion for kids, 'tweens, and 'yutes,' invites you to get to know her as she teaches positive values and life skills, getting youngsters involved in theater through her Parables Drama Ministry. This incredible woman is one of those rare people who live their whole life with a sense of mission and her mission seems to be to inspire people to see the possibilities in their lives and then motivate them to reach for those possibilities.

### NORMAN POOLE

Norman is an educator, coach, and lauded community leader. His pioneering and continuous work for affordable housing has, and continues, to guarantee vital and lasting positive impact to the precariously-housed of Seaford and beyond.

Norman has served as a director of Better Homes of Seaford for more than twenty-five years, many of them as president. Better Homes originally developed Chandler Heights, one of the first HUD-subsidized developments south of the canal. This recently was modernized and renovated, preserving the HUD assistance so the very and extremely low-income households have a place to live. Through Norman's leadership, Better Homes has successfully leveraged diverse funding resources and produced innovative and unique projects, such as an adaptive reuse development of a former sewing factory which now is quality elderly housing known as Charleston Place.

Norman also played an important role within the Delaware Rural Housing Consortium which brought attention and resources to the housing needs in central and southern Delaware and continues to contribute on boards of housing developments and civic organizations ensuring quality affordable housing well into the future.



The Kind Policy Award was given for the first time in 1997. It takes its name from the "Kind Hearted Woman" symbol of the Great Depression which became a way for one transient person to communicate to the next that the house outside which the sign was scratched or drawn was a home where a meal might be obtained and human kindness was present.

So the Kind Policy Award is not just a recognition of housing achievements, but also a means of taking note of Delawareans who have helped to make our state a more hospitable place for our fellow citizens who are ill-housed, precariously housed, and homeless. Its essence is the treatment of fellow human beings in a way which conveys respect and equality, while attempting to help.

November 10, 2009  
Sheraton Conference Center  
Dover, Delaware

# Balanced Communities

## Building Communities of Greater Opportunity and Inclusion

# Balanced Housing

Biographical Information  
Morning Panelists

## SARA K. PRATT

Sara Pratt consults on fair housing and civil rights issues. She has worked as an attorney, trainer and fair housing and civil rights expert for thirty-one years.

Pratt recently prepared for the National Commission on Fair Housing and Equal Opportunity, co-chaired by former HUD Secretaries Jack Kemp and Henry Cisneros, a report on the future of fair housing, which includes an assessment of the affirmatively furthering obligation. She was an expert witness in the case challenging the failure of Westchester County, New York to affirmatively further fair housing brought under the False Claims Act. She assisted with the development of the report to the United

Nations committee on the Elimination of Racial Discrimination "Residential Segregation and Housing Discrimination in the United States," issued in January 2008. She is a member of the faculty of the National Fair Housing Training Academy and the National Fair Housing Alliance's Fair Housing School.

She has trained thousands of investigators, conciliators, attorneys, industry representatives and advocates on fair housing and other civil rights issues. She was for four years a subject matter expert for the Fair Housing FIRST

Continued on back ►

## TIMOTHY J. TOUHEY

Timothy Touhey is the Chief Executive Officer of the New Jersey Builders Association. Mr. Touhey directs the statewide Association's activities relating to public policies affecting the building industry, as well as its member education and communication programs.

Before he joined the NJBA, Mr. Touhey served as the director of the New York and New Jersey Community Business Centers for Fannie Mae. Mr. Touhey established partnerships with lenders, private sector firms, not-for-profit organizations, and government officials to help solve local housing problems and expand homeownership opportunities for the underserved. During his tenure he managed a \$36 billion NJ investment plan to increase homeownership and affordable rental units.

Previously Mr. Touhey served as the executive director of the state Housing and Mortgage Finance Agency and as the vice chair of the Council on Affordable Housing. He has served as the chairperson of the State of New Jersey State Planning Commission, co-chair of Homes for New Jersey and on Governor Codey's Mental Health Task Force.

Mr. Touhey holds a bachelor of science degree in Political Science/Criminal Justice from Mount Mercy College and a master's degree in Social Work Policy/Administration from the Rutgers Graduate School of Social Work.

## JEFFREY A. WASHBURNE

Jeff has served as the Director of the City of Lakes Community Land Trust (Minneapolis) since November 2002. He previously worked at Twin Cities Neighborhood Housing Services from 1997 - 2000 and 2001 - 2002, serving as the Executive Director the latter 2 years. Prior to his nonprofit housing experience, Jeff worked as a construction supervisor and trainer for a residential construction firm in South Korea, a YMCA Program Manager in New Mexico, and served as a Peace Corps Volunteer in Honduras. He holds a M.A. in Public Administration from Hamline University and a B.A. from DePauw Uni-

versity. Jeff serves on the boards of several public advisory and nonprofit organizations, including: the MN CLT Coalition, the Metropolitan Consortium of Community Developers, and Community Shares MN.

Jeff Washburne  
City of Lakes Community Land Trust  
2017 East 38th Street  
Minneapolis, MN 55407  
612-721-7556 x17  
612-721-7708 (fax)  
jeff@clclt.org  
www.clclt.org

November 10, 2009  
Sheraton Conference Center  
Dover, Delaware

# Balanced Communities

## Building Communities of Greater Opportunity and Inclusion

## Biographical Information Morning Panelists

## Balanced Housing, Balanced Communities

SARA K. PRATT

program, which provides training and technical assistance on the design and construction requirements of the Fair Housing Act, participated in the Disability Discrimination Study performed by the Urban Institute and funded by the Department of Housing and Urban Development, and is co author of "Addressing Community Opposition to Affordable Housing: A Fair Housing Toolkit." She also has served as outside counsel for Fannie Mae on fair lending matters.

Pratt served as Director of Enforcement and Compliance for the National Fair Housing Alliance from May 1999 to December 2000. She was Director of the Office of Enforcement in HUD's Office of Fair Housing and Equal Opportunity in Washington, D.C. from 1993-1999 and Deputy Assistant General Counsel for Fair Housing in HUD's office of General Counsel from 1991-1993. She has developed and trained on national fair housing policy and interpretative materials, written and provided training

on substantive federal regulations, directed individual and systemic investigations, developed budget proposals for contracting in support of fair housing enforcement and worked with a number of federal agencies including the HUD, EEOC, the Department of Justice and the United States Department of Agriculture, to ensure fair enforcement of the law. She has testified before Congress twice on fair housing issues.

She also practiced civil rights law in Louisville, Kentucky, held a variety of positions with the Kentucky Commission on Human Rights, and served as a national and international consultant on fair housing matters. She is editor and primary author of "Damages for Embarrassment and Humiliation in Housing Discrimination Cases."

She can be reached at [sleep Pratt@aol.com](mailto:sleep Pratt@aol.com), or at 301.891.7272.



# Balanced Housing

Biographical Information  
Afternoon Panelists

## J. DAVID HOLDEN, JR.

David Holden is Development Principal for The Ingerman Group.

Mr. Holden earned a Bachelor of Arts Degree in Environmental Sciences from the University of Virginia and a Master's Degree in City Planning from the University of North Carolina at Chapel Hill with a concentration in real estate and affordable housing.

In 1988 Mr. Holden joined the John Stewart Company in San Francisco, an affordable housing developer and manager. Specifically he was responsible for project management, feasibility analysis, arranging financing and syndi-

cation.

From 1993 to 1996 Mr. Holden was employed by Intrust in Wilmington, DE an NASD Broker/Dealer specializing in raising equity for affordable housing projects. He was a key participant in the design and implementation of the firm's housing finance business in PA and NJ, with specific responsibility for managing the acquisition process.

From 1996 to 1998 Mr. Holden operated an affordable housing consulting business and worked as the Director

Continued on back ►

## RUSSELL HUXTABLE

Russ has over 10 years of nonprofit housing experience. He is currently the Vice President and Chief Operating Officer for Milford Housing Development Corporation (MHDC) serving primarily Kent and Sussex Counties in the State of Delaware. He is also the Secretary for their Board of Directors. In these capacities, Russ leads MHDC's development activities including single family/fee simple and multi-family developments. Russ is responsible for MHDC's program management, particularly the Self-Help Housing Program, Transitional Housing, and other programs to address the needs of low and very low income families in the search for affordable housing solutions. He is also responsible for securing and obtaining the funding for both program activities and project development. In addition to project and program development, Russ actively pursues affordable housing solu-

tions on a local, state, and national policy level through his previous work with the Sussex County Moderately Priced Housing Working Group, having served as Treasurer of the Diamond State Community Land Trust and currently as President of the National Rural Self-Help Housing Association. Russ also serves on Delaware's Housing Council. Russ also has served his personal community as Past President of his Homeowners Association. The Golden Rule is foremost in Russ's life and he seeks to employ it in both his personal as well as professional activities.

## CATHERINE DEVANEY MCKAY

Catherine Devaney McKay, MC is the founder and chief executive officer of Connections Community Support Programs, Inc. where she has worked since 1986.

Connections provides services annually to more than 7,500 vulnerable and disenfranchised Delaware residents by providing a comprehensive array of affordable and accessible primary medical, mental health and substance abuse treatment, employment and housing opportunities to help them become accepted and productive members of their communities. Connections has developed wrap-

around services that address all aspects of the needs of the persons it serve, providing services in 40 locations throughout the state of Delaware, including 500 units of affordable, accessible housing.

Prior to her work at Connections, Ms. McKay worked as a mental health and substance abuse counselor; as the national director of program development for Big Brothers/Big Sisters of America; and as the executive director of CONTACT Delaware, where she founded Rape Crisis

Continued on back ►

November 10, 2009  
Sheraton Conference Center  
Dover, Delaware

# Balanced Communities

**Building Communities of Greater Opportunity and Inclusion**

## Biographical Information Afternoon Panelists

Balanced Housing,  
Balanced Communities

### ► J. DAVID HOLDEN, JR.

of Housing for Connections CSP, Inc. In particular, Mr. Holden worked with Social Services agencies and developed special needs housing, homeownership opportunities and rental housing. Additionally, Mr. Holden served as a Technical Assistance Provider for a HOPE VI project in Wilmington, NC, where he worked on designing and implementing a supportive services program.

In 1998 Mr. Holden joined Ingerman Affordable Housing as a Development Principal where he is responsible for identifying and executing affordable housing development opportunities for the firm in Delaware, Maryland, Pennsylvania and New Jersey.



### ► CATHERINE DEVANEY MCKAY

CONTACT. Over the last 25 years, Cathy has also worked as a consultant to state and local governments in Virginia, Florida, and North Carolina, helping them to develop evidence-based service systems for people including housing, employment and health care for people with extremely low incomes and special needs. She served for ten years on the Board of the Delaware Homeless Planning Council, including six years as president, and for eight years on the Board the Delaware Association of Rehabilitation Facilities, including four years as president. Cathy was the team leader for Delaware's Policy Academy Team to End Chronic Homelessness. She is a member of the Delaware Governor's Advisory Council on Substance Abuse and Mental Health, and is the past president of the Delaware Mental Health Counselors Association. In 2005, McKay was appointed by Delaware Governor Ruth Ann Minner to be the co-chair of the Delaware Interagency Council on the Homeless, and became that Council's chairperson in 2008. McKay has

been the recipient of the American Psychiatric Association Warren Williams Speaker's Award, two awards for excellence from the Alliance for the Mentally Ill in Delaware, the Agenda for Delaware Women's Trailblazer Award, and the Lilly Company's first place Reintegration Award for Housing. In 2006, Connections was one of two recipients of Bank of America's inaugural Neighborhood Builder Award in Delaware. McKay has a master's degree in counseling, BA in English and Sociology, and a certificate in Nonprofit Management, all from the University of Delaware. She has authored articles for publication in professional journals including the Community Mental Health Journal and the Journal of Psychiatric Practice pertaining to community based treatment and rehabilitation of persons with mental health and substance use conditions and was the primary author of Breaking the Cycle: Delaware's Ten-Year Plan to End Chronic Homelessness.