

CITY OF MEMPHIS
DIVISION OF HOUSING & COMMUNITY DEVELOPMENT

THE STATE OF MEMPHIS HOUSING SUMMIT 2019 AT A GLANCE

“From Momentum to Opportunity”

TUESDAY, OCTOBER 29, 2019

BOTANIC GARDENS · 750 CHERRY RD. · MEMPHIS, TN 38117



City of
MEMPHIS
MAYOR *Jim Strickland*



AGENDA & REGISTRATION INFO

THE STATE OF MEMPHIS HOUSING SUMMIT 2019

AGENDA

8am	Registration
8:30am	Continental Breakfast
8:45am 9:00am	Opening Remarks from the following: State of Housing in Memphis Director of Housing and Community Development, Paul A. Young
9:15am – 10am	Morning Conversations Data for a Changing Memphis <ul style="list-style-type: none">- Memphis 3.0 Key Data Points/Finding – Ashley Cash- Strategic Economics – Alison Nemirow
10am -10:15am	Break
10:15am -11:15am	Session 1 – <i>Overcoming Impacts of Redlining and Residential Segregation</i> Session 2 – <i>Impacts of Absentee Owners on Memphis Neighborhoods</i> Session 3 – <i>Know Your Neighbor</i>
11:15am - 11:30am	Break
11:30am-1pm	Lunch Conversations <i>Gentrification and Displacement Impacts</i> <ul style="list-style-type: none">- Lance Freeman, Professor, Columbia University
1pm -1:15pm	Break
1:15pm – 2:15pm	Session 4 – <i>Quality Affordable Housing Gap & Health Impacts</i> Session 5 – <i>Housing & Health Partnerships for Change</i> Session 6 – <i>Anchored in Change</i>
2:15pm – 3pm	Closing Conversation Where Do We Go From Here? <ul style="list-style-type: none">- Nathaniel Smith, Exec. Dir. Southeast Just Opportunity Network- Paul A. Young, Director of Housing & Community Development



SUMMIT SESSIONS

1. **Overcoming Impacts of Redlining and Residential Segregation**

Before Memphis can move forward to create a more inclusive and prosperous city for all, it has to confront its long history of racial segregation that has created residential segregation that continues to this day and leads to concentrated poverty, stripping of black wealth, and lowered opportunity for all. This session will dive into the brief history of redlining and its modern-day implications for Memphis in terms of fair housing and to hopefully lead to a discussion of what we can do about it today.

Speakers

- Roshun Austin, The Works Inc.
- Morgan Williams, National Fair Housing Alliance

Moderator

- Melandria King, Memphis Area Legal Services

2. **Impacts of Absentee Owners on Memphis Neighborhoods**

Memphis is the fastest growing rental market in America according to a 2017 Zillow Report after decades of being a majority homeowner city. The foreclosure crisis and the great recession are still impacting homeownership levels to this day. High rates of rental housing, specifically amongst low-income and Memphians of color, leads to housing instability especially with the recent growth of evictions in Memphis often used as a form of business operations for large institutional property investors that are dominating the rental housing market in recent year. All of these conditions have resulted in over 30,000 eviction filings per year in the past three years which only amplifies the level of instability our city's most vulnerable populations are facing and ultimately results in homelessness for too many Memphians.

Speakers

- Ben Sissman, Foreclosure Prevention Attorney
- Austin Harrison, PhD Candidate & Housing Consultant

Moderator

- Amy Schafflein, United Housing



SUMMIT SESSIONS

3. Know Your Neighbor

In the business of affordable housing and community development it can become easy to lose sight of the most important part of this work: the people. There is something we can all do to put the people at the center and understand how to be better neighbors ourselves. BLDG Memphis' Donna Olds – White and internationally known researcher Prentiss Dantzler, dive into what that can look like in our neighborhoods and calls you to lock arms with your neighbors and join the movement for stronger communities for all.

Speakers

- Donna Olds White, BLDG Memphis
- Prentiss Dantzler, Urban Studies Institute, Georgia State University

Moderator

- Joyce Cox, Manager of Neighborhood Engagement, HCD

4. Quality Affordable Housing Gap in Memphis and Its Various Impacts

While the affordable housing crisis looks different in Memphis than it does in Nashville or Atlanta, the city is still in desperate need of more quality affordable housing. The National Low Income Housing Coalition estimates that Memphis is missing 32, 126 quality affordable housing units to meet the need of low-income residents. This session will dive into that issue and discuss the issues that go beyond housing, namely the direct health implications of not having access to a safe, dry, and warm home.

Speakers

- Kyle Arbuckle, National Low Income Housing Coalition
- Cornelius Sanders, Promise Development Corporation

Moderator

- Sarah Jemison, ALCO Management



SUMMIT SESSIONS

5. **Housing & Health Partnerships for Change**

More and more research is showing the direct links between health outcomes and housing conditions and in Memphis this research is driving a collaborative response amongst a large swath of partners and stakeholders throughout the health and housing sectors. Health and housing encompasses everything from weatherization to lead to programs designed for an aging citizenry. Join this panel discussion to hear how these various entities are partnering around these common problems to leverage a more impactful solution for low-income families.

Speakers

- Ruth Anne Norton – GHHI National
- Alisha Haushalter – Shelby County Health Department

Moderator

- Julie Romine – Habitat Memphis

6. **Anchored in Change**

Anchor institutions like college, universities, hospitals, and other community assets have a pivotal role to play in improving the quality of life for all Memphians. Whether it's through truly engaged research or jump-starting revitalization with workforce housing or neighborhood stabilization programs. Find out what Memphis' most active anchors are doing and what role they have in moving Memphis forward.

Speakers

- Bich Ha Pham - Democracy Collaborative
- Iris Mercado – Rhodes College, Henry Turley Memphis Center Program Mgr.

Moderator

- Tommy Pacello – MMDC



THE STATE OF MEMPHIS HOUSING SUMMIT 2019 KEYNOTE SPEAKERS



Lance Freeman
Columbia University

Lance Freeman is a Professor in the Urban Planning program at Columbia GSAPP. His research focuses on affordable housing, gentrification, ethnic and racial stratification in housing markets, and the relationship between the built environment and well being. Professor Freeman teaches courses on community development, housing policy and research methods. He has also taught in the School of Urban Affairs and Public Policy at the University of Delaware. Prior to this, Dr. Freeman worked as a researcher at Mathematica Policy Research, a leading social policy research firm in Washington D.C. Lance Freeman holds a Masters degree and a Ph.D. in City and Regional Planning from the University of North Carolina at Chapel Hill.



Nathaniel Smith
Founder and Chief Equity Officer

Nathaniel Smith serves as Founder and Chief Equity Officer of the Partnership for Southern Equity (PSE), which advances policies and institutional actions that promote racial equity and shared prosperity for all in the growth of metropolitan Atlanta and the American South. Among PSE's notable accomplishments was the creation the American South's first equity mapping and framing tool, the Metro Atlanta Equity Atlas, and co-authoring numerous reports including: "Growing the Future: The Case for Economic Inclusion in Metropolitan Atlanta", and "Employment Equity: Putting Georgia on the Path to Inclusive Prosperity". PSE also led a coalition of diverse stakeholders to support a \$13 million transit referendum that expanded Atlanta's metropolitan transit system into a new county for the first time in 45 years.



Alison Nemirow
Strategic Economics

Alison Nemirow is a Senior Associate at Strategic Economics, an urban economics consulting firm. She manages many complex projects involving affordable housing, economic development, real estate market and financial feasibility analysis, and infrastructure financing. Ms. Nemirow managed the economic analysis for Memphis 3.0, the City's first comprehensive plan update in four decades. Ms. Nemirow analyzed conditions related to neighborhood stability, economic and workforce development, land use and development, and public-sector spending on infrastructure and incentives. Based on this analysis and community input, she assisted City staff in developing the Equitable Economic Development element of the Plan. She has also recently developed affordable housing strategies for cities including San José, Santa Clara, and El Cerrito, California.



Ashley Cash
City of Memphis

Ashley Cash is the Administrator of the Office of Comprehensive Planning for the City of Memphis. Her recent project has focused on developing the first comprehensive plan for the City of Memphis' 650,000 residents and 340 square miles. Ashley has a bachelor's degree in legal studies from the University of Tennessee and a master's degree in city and regional planning from the University of Memphis. Ashley has worked over the past ten years in varying areas of community development. Ashley's work has centered on quality of life planning and ensuring that all neighborhoods have equitable access to basic needs, opportunities, and amenities. She is experienced in managing and implementing complex projects and leading teams to success. When she is not working, Ashley enjoys spending time with her husband and their young daughter.

THE STATE OF MEMPHIS HOUSING SUMMIT 2019 REGISTRATION

First & Last Name: _____

Organization: _____

Street Address: _____

City/State/Zip Code: _____

Primary Phone: _____

Email: _____

Emergency Contact: _____

Emergency Contact Phone: _____

In addition to being an attendee, I am also a (circle all that apply):

Workshop Presenter

Exhibitor

Sponsor

Speaker

Volunteer

Please check the associated with the activities you plan to attend.

_____ Conference Registration

_____ Continental Breakfast

_____ Opening Session

_____ State of Memphis Housing

_____ "Data for Change"

Please check one of the following sessions:

_____ Session 1: Overcoming Impacts of Redlining and Residential Segregation

_____ Session 2: Impacts of Absentee Owners on Memphis Neighborhoods

_____ Session 3: Know Your Neighbor

Please check one of the following sessions:

_____ Session 4: Quality Affordable Housing Gap & Health Impacts

_____ Session 5: Housing & Health Partnerships for Change

_____ Session 6: Anchored in Change

Meal Options (circle one): Standard Vegetarian

Payment Method: On-Line via PayPal/Credit Card Check/money order via mail

Are you applying for a scholarship?: Yes No

Other Information:

_____ I use a wheelchair

_____ I will have service animal with me

_____ I need alternative communication services (ASL Interpreter)

_____ I need alternative communication services (Real-Time Captioning)

_____ I have dietary restrictions

Please explain any other service(s) required:

Please return form to:

City of Memphis
Division of Housing & Community Development
Attn: Joyce Cox (901) 636-6980
170 N. Main Street, Memphis, TN 38103

Registration Cost: \$25.00

Make checks payable to:

City of Memphis
Division of Housing & Community Development



CITY OF MEMPHIS
DIVISION OF HOUSING & COMMUNITY DEVELOPMENT



The **mission of HCD** is to make our City and our neighborhoods strong, healthy, and thriving by providing loans and grants, education and expert advice, and direct and indirect services to our entire community.

Honest, Committed, Dependable. We are HCD!

www.memphishcd.org



City of Memphis
Office of Neighborhood Engagement
170 N. Main Street
Memphis, Tennessee 38103