



Solutions *for* Working Families

**2009 Learning Conference
on State and Local Housing Policy**
Chicago, Illinois · June 28–30, 2009

Presenter Biographies

Session Series 5: Preserving and Recycling Resources
Monday, June 29, 2009



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Rental Housing Preservation

Todd Nedwick serves the National Housing Trust as the Assistant Director for Public Policy. He conducts nationwide research and analysis of successful affordable housing preservation policies and practices, writes policy briefs and memos, and coordinates NHT's communications activities, including monthly newsletter, and website.

Since passage of the American Reinvestment and Recovery Act, Mr. Nedwick has focused on implementing an advocacy strategy to influence the use of housing and energy resources. In particular, he has worked closely with national and state partners to develop and advocate best practices for using Weatherization funds in multifamily homes. His recent work also includes an analysis of at risk federally subsidized affordable housing near transit and strategies to preserve this essential housing resource.

Mr. Nedwick began working in the field of community development for the Local Initiatives Support Corporation's Affordable Housing Preservation Initiative. He conducted a number of analyses for local LISC offices in order to assess the risk to the affordable housing stock posed by the impending expiration of federally assisted housing contracts. His work included using G.I.S. mapping software to understand the geographic impact of impending housing subsidy expirations.

Mr. Nedwick has two years of strategic communications experience, having served as a Program Manager for Radiant Communications. He has worked closely with many non-profit organizations to help them improve their advocacy strategies.

Mr. Nedwick holds a B.A. in Political Science from American University and a Masters in Public Policy with a concentration in Social Policy from the University of Maryland, School of Public Policy.

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Paul W. Shadle is a partner at the law firm DLA Piper LLP, where he concentrates his practice in the areas of general real estate, land use and zoning, public-private finance, public incentives, multifamily housing and government affairs. Since joining the firm in 1996, Mr. Shadle has worked on a wide range of matters on behalf of owners, developers, investors and retailers as a member of the firm's Land Use and Development practice group. He has represented a variety of entrepreneurial and institutional clients in connection with the annexation, zoning, and private and public financing of development projects. In particular, Mr. Shadle has worked with various parties involved in the development of large-scale office, retail, residential, and mixed use projects in Chicago and its suburbs and other locations.

Mr. Shadle also is a member of the firm's housing practice group. He has worked on projects involving the sale, purchase, exchange, and financing of multifamily housing projects, with a focus on public-private partnerships funded through the low-income housing tax credit, mixed-finance, and HOPE VI programs and with tax increment financing. He has recently handled matters related to the private redevelopment of large public housing projects in Chicago, Peoria, and Springfield, Illinois. He also has represented tax credit equity investors with respect to large-scale housing projects in Florida, Illinois, New Jersey, New York, Pennsylvania, and Texas. Prior to practicing law, Mr. Shadle was an urban land use planning and transportation analyst for EG&G Dynatrend and the US Department of Transportation. Mr. Shadle also has served as a liaison to federal agencies, individual constituents, and Illinois communities as a staff member for US Senator Paul Simon.

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Michelle McDonough Winters is Program Director for LISC's Affordable Housing Preservation Initiative, and also serves as a member of LISC's national Foreclosure Response team. Prior to joining LISC, she was director of mission strategy and community analytics at Fannie Mae, in Washington, DC. Prior to that, she held various other positions at Fannie Mae, including director of housing goals and regulatory policy and as a policy analyst for its national community lending center. She has also worked for the Fannie Mae Foundation, the Metropolitan Boston Housing Partnership, the MIT Center for Real Estate and The Urban Institute. She has a bachelor's degree in urban affairs from Virginia Tech and a master's degree in city planning from the Massachusetts Institute of Technology.

Shared Equity Homeownership Strategies

Robert Anthony is the Executive Director of the Highland Park Illinois Community Land Trust (HPICLT). Founded in 2003, the HPICLT is the first community land trust in Illinois and remains at the forefront of perpetually affordable housing. Before joining the HPICLT, Rob was responsible for administering the federal HOME program and managing the Lake County Affordable Housing Program as a Senior Planner with the Lake County Planning, Building, & Development Department. He also served as Chair of the Lake County Continuum of Care for the homeless and spent two years working with homeless children in Mwanza, Tanzania. He currently serves on the Affordable Housing Task Force for the City of Evanston and volunteers as a fair housing tester for Interfaith Housing Center.

Walter Burnett, Jr. was born in Chicago, Illinois; his family lived in the Cabrini Green Housing Complex. His father was the local precinct captain, often took Walter with him to work the precinct. Planting the seeds that would ultimately sprout a successful political career.

Burnett first ran for Alderman of the 27th Ward in 1995. Burnett is presently serving his fourth term as alderman of the 27th ward. He is the Chairman of Special Events and Cultural Affairs and a sitting member of seven committees: Budget and Government Operations, Buildings, Committees, Rules and Ethics, Education, Finance, Health, Police and Fire, and the Zoning Reform Board.

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Burnett is a strong advocate for affordable housing in the City of Chicago and all developments within his ward are required to have an affordable component to the project. Burnett has developed a strong reputation as an advocate for affordable housing and continues to be a leader on this issue, the Mayor most recently appointed him to the Zoning Reform Board because of the success with affordable housing projects in his ward.

Burnett attended both Harold Washington College and the University of Illinois at Chicago before earning an Associate Degree and a Certificate in Mechanical Drafting from Southeastern Illinois University. He went on to earn his Bachelor Degree while he was a full time alderman in 1998 from Northeastern Illinois University. He is also a financial advisor and completed the Series 6 and 63. He has obtained a license in Life and Health Insurance.



Jim Gray is the Director of Strategic Partnerships and manages the Center for Excellence in Affordable Housing for NCB Capital Impact, a national, mission-driven not-for-profit organization.

Before coming to NCB Capital Impact, Jim worked in the Clinton Administration as Liaison to the HUD Secretary at the Federal Housing Finance Board, working with William C. Apgar and Nicolas P. Retsinas, the Assistant Secretaries for Housing / FHA Commissioners and the HUD Secretary's Designees to the Finance Board.

Jim served as Associate General Counsel at the Finance Board from 1991 to 1995. Jim was an enforcement attorney at the Federal Home Loan Bank Board, during the height of the savings and loan crisis. Jim worked at the law firm, Wright, Lindsey & Jennings, in Little Rock, Arkansas, after graduating from Vanderbilt Law School.

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Rick Jacobus is a Partner in Burlington Associates in Community Development and a Visiting Fellow at the Lincoln Institute for Land Policy. He is currently managing NCB Capital Impact's Shared Equity Homeownership Initiative, a multifaceted national effort funded by the Ford Foundation to promote housing tenure options in between traditional homeownership and rental housing.

Rick is a leading expert in permanently affordable homeownership and the Community Land Trust Model. Recent publications include *Affordable By Choice, Trends in California Inclusionary Housing Programs*; Published by the Nonprofit Housing Association of Northern California; *Delivering on the Promise of Inclusionary Housing Best Practices in Administration and Monitoring* Published by PolicyLink; and *Shared Equity, Transformative Wealth* published by the Center for Housing Policy. Previously he served as a Lecturer in the Department of City and Regional Planning at UC Berkeley, a Senior Program Officer for the Local Initiatives Support Corporation and Director of Neighborhood Economic Development for the East Bay Asian Local Development Corporation. He has a Bachelors degree from Oberlin College and a Masters of City Planning degree from the University of California at Berkeley.



Councilwoman Terri R. Olian has been on the city council of Highland Park, IL since 2005. She is a board member of the Highland Park Illinois Community Land Trust and the co-creator and coordinator of City Initiative, Late Nite HP. In 2008, Councilwoman Olian was appointed to the position of Interim Executive Director of Highland Park CBD Public/Private Economic Alliance, where she also sits on the Board. Prior to her position on the City Council, she was a board member of the North Shore School District.

Councilwoman Olian has her J.D from Loyola University School of Law and a B.A from Carleton College.

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Historic Preservation, Community Character and Housing Affordability



Carol Carey has pioneered preservation-based community economic development work in St. Paul for the past 20 years. In 1992, she received an individual Leadership in Neighborhoods grant to explore historic preservation as a community development tool. During her term as executive director of the Upper Swede Hollow Neighborhoods Association, she developed and administered organizational initiatives including single and multi-family housing projects, lead hazard reduction education, watershed education, and natural resource reclamation. She also worked with others to rehabilitate the Stutzman Building, now home to the Swede Hollow Café, office space and affordable rental housing, an adjacent community vegetable garden, and one of the first professionally designed and engineered rain-gardens in the city.



Kathleen H. Crowther has been Executive Director of the Cleveland Restoration Society since 1987. The Cleveland Restoration Society is located in Cleveland, Ohio, (USA) and is a regional non-government organization working to achieve historic preservation through loans, technical assistance, education and advocacy. During Ms. Crowther's tenure, the Cleveland Restoration Society has grown dramatically into a large and influential preservation organization. The organization is particularly adept at developing partnerships that align historic preservation with economic development goals. Ms. Crowther has served in leadership capacities on the state and national levels, particularly in association with the National Trust for Historic Preservation (USA). Ms. Crowther was selected as the first local executive director to chair of the National Trust's Statewide and Local Partners Program. She is affiliated with the National Arts Strategies organization which provides leadership development to arts leaders that helps them find new approaches to the toughest challenges they face. In 2007, she was tapped to participate in an exchange with French professionals in conjunction with the Courants Program of the French-American Foundation (New York, NY).

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Royce Yeater, AIA has been the Midwest Director for the National Trust for Historic Preservation since September of 2001. There he focuses on building the capacity of state and local preservation organizations and develops strategies to confront new and emerging threats to historic resources in eight Midwestern states.

Royce has a professional degree in architecture (NDSU, 1969) and a Masters Degree in Historic Preservation (UVa, 1975). He practiced architecture, focusing on institutional facilities and historic preservation projects, from 1975 to 1983 with Foss Associates in Fargo, ND. In that year he founded YHR Partners in Moorhead Minnesota, and in 1997 moved to Minneapolis to establish a branch office for that firm. While in practice, Royce also founded and served on a variety of boards and commissions of nonprofit organizations in the field of historic preservation, at the local, state, regional, and national level.

Midwestern Perspectives on Foreclosure Prevention and Neighborhood Stabilization

Stephen H. Bancroft spent 35 year in the ordained ministry and 13 years as the Dean of the Cathedral Church of St Paul, Detroit. Reverend Bancroft took early retirement to enter the real estate development field to produce “workforce housing” in Detroit and across the nation. Having devoted some 20 years of his ministry to include non-profit development of affordable housing, he decided in retirement to continue that passion. The real estate market meltdown brought back memories of his activities with the Resolution Trust Corporation in Houston in the late 1980’s and he took up again his crusade to stop foreclosures.

This passion and background led him to accept the position of the Executive Director of the Detroit Office of Foreclosure Prevention and Response (FPR). Overseen by the Detroit Economic Growth Corp, FPR is charges with coordinating the community’s efforts to deal with all aspects of the present crisis. The Office builds consensus among the various stakeholders to produce a coordinated, seamless and effective strategic process for bringing Detroit through this challenging time with as little damage to ou citizens and institutions as can be accomplished.

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William Goldsmith joined Mercy Portfolio Services (MPS) as Regional President in November 2008. MPS is a wholly owned subsidiary of Mercy Housing, Inc. which was created MPS as part of its comprehensive response to the nation's foreclosure crisis. MPS is partnering with the city of Chicago to manage the National Stabilization Fund program.

Prior to joining MPS, Mr. Goldsmith served as Midwest Regional Director for The Community Builders. As Director of the Midwest Region, Mr. Goldsmith oversaw large-scale, multi-phase, mixed-income development sites in Akron, Chicago, Cincinnati, East Chicago, Indianapolis and Louisville.

In 1989, Mr. Goldsmith founded New Cities CDC in Chicago's south suburbs. Most relevant to his current position at MPS, New Cities' portfolio included 500 single-family purchase-rehabs and a 936 unit HUD foreclosure that was redeveloped into a 436 townhouse complex that included a computer lab, recreation facility, learning center and a day care center. Mr. Goldsmith also created a Community Development Financial Institution that worked with local banks and Fannie Mae to originate and service flexible mortgages to low-income, first-time homebuyers.

Mr. Goldsmith attended Princeton Theological Seminary and recently graduated from Harvard University's Advanced Management Development Program at the Graduate School of Design.

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Cheryl Nelson has been the CEO of the Iowa City Area Association of REALTORS® for over nine years. Her previous work as a REALTOR® helps her relate to her members needs. Under her direction and with strong Board support, her association been recognized with several National Association of Realtor awards and the Iowa City Civil Rights Commission Business of the Year Award in 2004 and 2008. Ms. Nelson serves on the Land Development Council Affordable Housing Task Force and has been on the Board of the Johnson County Housing Trust Fund and the Board of Supervisors Rural Advisory Committee for Iowa City.

Christen Wiggins joined NHS of Chicago in 2004 as the Director of Innovation, Evaluation, and Public Policy. In this capacity she manages special projects and new initiatives for the organization including the Homeownership Preservation Initiative, Outreach to Immigrant Communities using ITIN lending, Suburban Expansion, Program Evaluation and Government Relations.

Prior to joining NHS, Ms. Wiggins was the Director of Government Relations and Housing Policy for Habitat for Humanity International where she managed Congressional relationships for the international housing non-profit. She also served as staff on the U.S. Senate Banking Committee specializing in housing and community development issues. Christen holds a B.A. from the University of Virginia, where she majored in Political and Social Thought and a Masters of Public Policy from the University of Chicago Irving B. Harris Graduate School of Public Policy.

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Creating a Safer Homeownership Model for the Next Generation

Eldridge Edgecombe is a senior vice president of the Chicago Federal Home Loan Bank, the head of its Community Investment Group, the chairman of the Bank's Credit and Collateral Committee, and a member of the Bank's Management Committee. The Chicago Federal Home Loan Bank is a \$90 billion cooperative wholesale bank with approximately 820 members chartered within either Illinois or Wisconsin. Previously, he was a vice president and the chief operating officer for the Cincinnati Federal Home Loan Bank's Department of Housing and Community Investment. Mr. Edgecombe has more than 25 years of affordable housing and community development experience. In addition to his Federal Home Loan Bank tenure, he served a three-year term as the chief executive officer of an affordable housing real estate developer in Columbus, Ohio; a four-year term as the director of the state of Ohio's Community Development Division; and an eight-year term as a controller/commissioner for the city of Toledo, OH's Department of Neighborhoods. Mr. Edgecombe also possesses 13 years of private industry experience as an accounting policy analyst, auditor, and staff accountant. Mr. Edgecombe is an Ohio Certified Public Accountant who earned a MBA in Finance from the University of Toledo and a BSBA in Accounting from Franklin University in Columbus, OH. In addition to completing the John F Kennedy School of Government Program for Senior Executives in State and Local Government, he has also completed the Graduate School of Banking Program at the University of Wisconsin in Madison, WI.

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Colleen Hernandez is the President of the Homeownership Preservation Foundation, a national nonprofit focused on foreclosure prevention. HPF owns and operates the Homeowner's HOPE™ Hotline, 888-995-HOPE™, for troubled homeowners facing foreclosure. The Hotline provides two services: (1) a call center where homeowners have their questions answered and are connected to a counselor and (2) telephone counseling provided by 600 telephone counselors housed at one of 9 HUD approved nonprofit credit and housing counseling agencies across the country. The Homeowner's HOPE Hotline is answered 24/7. The service is free to homeowners. Each day 2,000 homeowners are counseled through the Hotline. 70% of those counseled avoid foreclosure and are still in their homes a year later.

Colleen's career, prior to assuming leadership of the Foundation was focused in community development and affordable housing. As the 18 year Executive Director of the Kansas City Neighborhood Alliance, Ms. Hernandez led pre-purchase training for 15,000 homeowners. In addition to her professional work, Colleen served 6 years on the Board of the Tenth District Federal Reserve Bank of Kansas City, 8 years on the National Equity Fund board and 6 years on the Fannie Mae Foundation board of directors.

Janneke Ratcliffe is the Associate Director of the Center for Community Capital. She provides guidance in all areas of Center research, ensuring it is rigorous, peer-reviewed and relevant to real-world policy and practice.

Ratcliffe brings a strong background in the financial industry and community development. She served as executive director of a small business lending nonprofit. She spent 10 years in GE Capital's mortgage and mortgage insurance subsidiary in positions related to risk management, product development and strategic planning. She worked for seven years at one of the country's leading community development financial institutions helping to launch a multi-billion dollar secondary market for affordable home loans and developing a new funding source for commercial and real estate lending through the innovative New Markets Tax Credit Program.

Throughout her career, Ratcliffe has had first-hand experience facilitating access to equitable financial services for low-income and minority entrepreneurs, first-time homebuyers or under-capitalized communities.

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Diane M. Standaert is a Legislative Counsel at the Center for Responsible Lending (CRL), a not-for-profit, non-partisan, research and policy organization dedicated to protecting homeownership and family wealth by working to eliminate abusive financial practices. CRL is an affiliate of Self-Help which consists of a credit union and a non-profit loan fund. Diane focuses on state-level legislative and policy issues related to consumer and mortgage lending. She works with stakeholders and policymakers committed curbing abusive financial practices in their state.

Prior to joining the CRL Diane served as staff attorney at the Center for Civil Rights at the University of North Carolina School of Law where she focused on the development on minority communities in the rural south, ranging from access to water and preservation of family-owned land. Diane is a graduate of Florida State University. She received her law degree from UNC-Chapel Hill in 2006 where she was a recipient of the Chancellor's Scholarship, the law school's highest merit scholarship. Prior to law school, Diane was a housing policy analyst with the Florida Housing Finance Corporation in Tallahassee, Florida and a Jane-Addams Andrew Carnegie Fellow at the Center on Philanthropy in Indianapolis, Indiana. Diane currently serves on the Governing Committee for the American Bar Association's Forum on Affordable Housing and Community Development Law.