

September 2019

PEOPLE IN PLACE:

The Case for Bridging Place-Based
and People-Based Interventions to
Disrupt Intergenerational Poverty

ABOUT CENTER FOR COMMUNITY PROGRESS

The mission of Center for Community Progress is to foster strong, equitable communities where vacant, abandoned, and deteriorated properties are transformed into assets for neighbors and neighborhoods. Founded in 2010, Community Progress is the leading national, nonprofit resource for urban, suburban, and rural communities seeking to address the full cycle of property revitalization. The organization fulfills its mission by nurturing strong leadership and supporting systemic reforms. Community Progress works to ensure that public, private, and community leaders have the knowledge and capacity to create and sustain change. It also works to ensure that all communities have the policies, tools, and resources they need to support the effective, equitable reuse of vacant, abandoned, and deteriorated properties.

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INTRODUCTION AND SUMMARY

The physical condition of a neighborhood influences children's development as well as families' overall wellbeing. Physical structures, environmental features, and community amenities can either add to or detract from a climate that promotes positive quality of life. "Place-based" fields like housing and community development work to improve neighborhood conditions. "People-based" fields like public health and social services aim to improve child development and family wellbeing. Yet despite the ways these are connected to one another, researchers, practitioners, and policy makers working in these fields do not often work together.

The theoretical underpinnings of physical and social environments' intersectionality are longstanding. The idea of designing neighborhoods with intentionality toward the interaction of people within those spaces goes back to the 1800's with pioneers such as Frederick Law Olmsted. In 1979, "ecological systems theory" described the circumstantial features and the interaction between those features that influence child development. More recent research has shown the connections between neighborhood conditions and things like public health, community safety, and overall wellbeing. What has been missing, however, has been a consistent, explicit, cross-discipline collaboration to bridge these approaches and maximize their benefits to communities.

To address this gap, the Annie E. Casey Foundation came together with the Kendeda Fund and NeighborWorks America to sponsor a Learning Roundtable entitled "**Understanding How Neighborhood Conditions Impact Family Stability, Mobility, and Community Wealth-Building Efforts in America's Disinvested Communities (Learning Roundtable)**," hosted by the Center for Community Progress. Approximately 60 leaders gathered for interdisciplinary conversations on disrupting intergenerational poverty through stabilization and improvement of the built environment (a copy of the full agenda is included in Appendix A on page 17.) Attendees represented nonprofits, local governments, academia, and philanthropic institutions with a focus on urban planning, public health, community development, economic mobility, youth development, legal aid, and food justice (a full attendee list is included in Appendix B on page 22.)

Learning Roundtable attendees discussed the ways physical neighborhood conditions affect child development and family wellbeing, as well as opportunities for neighborhood conditions to support families' wealth-building and self-sufficiency. In particular, the Roundtable focused on how new approaches might empower people of color, who disproportionately live in neighborhoods that are in poor physical condition. Within these communities, physical neighborhood conditions, child development, and family wellbeing are connected very clearly.

Attendees generally agreed about the need for closer cross-sector collaboration and more effective partnerships within the scopes of their work. At the same time attendees recognized that the funding community often reinforces artificial divisions and has struggled to integrate efforts across portfolios and funding streams. The Learning Roundtable and its follow-up activities represent an effort to close this gap between field-level realities and funder priorities.

Based on the gathering, the next step to bridge place-based and people-based interventions to disrupt intergenerational poverty is to create an interdisciplinary approach among three fields: neighborhood stabilization, community wealth-building, family wellbeing & self-sufficiency.

It is our sincerest hope that the conversations that took place in October 2018 during the Learning Roundtable are just the beginning of a broader movement that leads to real population-level community change.

T'Pring Westbrook, PhD
Senior Research Associate
Annie E. Casey Foundation
September 2019

BACKGROUND & PURPOSE

About the 2018 Interdisciplinary Learning Roundtable

The goal of the Learning Roundtable was to begin interdisciplinary conversations focused on disrupting intergenerational poverty through stabilization and improvement of the built environment. Attendees recognized that they are all working in different ways to improve outcomes for low-income families, particularly in black and brown communities that face the ongoing impacts of structural racism. The work to improve the physical conditions of neighborhoods, however, is too often separate from work that focuses on the health and economic power of people living in these neighborhoods.

The hypothesis of the gathering was that interdisciplinary efforts to bridge place-based and people-based interventions are likely to support improved outcomes in these communities beyond what either approach can achieve alone.

The approximately 60 attendees spent two days learning about each other's work and broader trends in the work to address poverty, inequality, and injustice. Together we began to envision a more collaborative approach to these challenges. Unsurprisingly, rich conversations, a lot of information, and many questions came up—along with the sense that this sort of discussion was long overdue.

Goals of this Brief

In the course of the Roundtable conversations, two main needs became clear. First and fundamentally is the fact that existing fields of practice and research use language that does not translate across disciplines and does not consistently center people within place. Second, funding institutions do not adequately direct investments toward efforts that center people within place.

With that in mind, the goals of this brief are to:

- Articulate these challenges
- Offer a suggested framework for interdisciplinary leaders to address the challenges
- Set the stage for concrete planning

First, clearly defined fields that include both place-based and people-based interventions are a necessary starting point. After all, in order to be interdisciplinary, we must define which disciplines we mean. This brief therefore focuses on three fields: **neighborhood stabilization**,

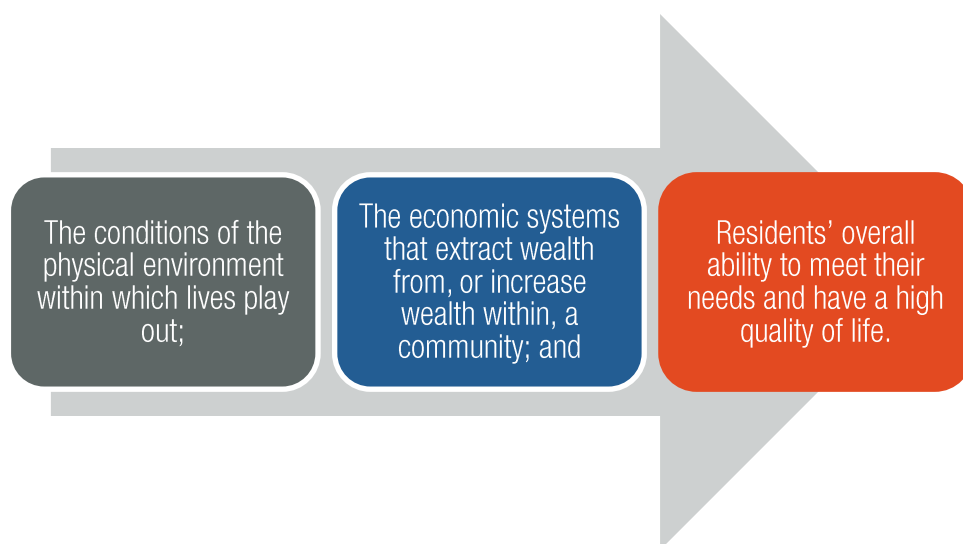
community wealth-building, and **family wellbeing & self-sufficiency**. We will aim to define these fields with minimal technical jargon.

Second, the role of philanthropic and other funders in incentivizing interventions that serve people within place is crucial. Funders, therefore, can play an important role in supporting a new interdisciplinary approach. This brief focuses on philanthropic and other funder collaboration as an important first step toward how these three fields can better leverage each other.

We expect the specifics of this brief to be discussed, refined, and debated. We also hope that it provides enough grounding to help stakeholders move quickly toward action that advances an innovative, interdisciplinary approach to disrupting intergenerational poverty.

DEFINITION OF DISCIPLINES

Neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency are together the foundation of an interdisciplinary approach to disrupting intergenerational poverty. Together these fields address three of the primary factors affecting the lives of a community's residents, including the persistence of poverty:



These three factors should all be understood to be taking place within the context of structural racism. Intergenerational poverty disproportionately affects communities of color in the United States due to laws, policies, planning decisions, institutions, and other systems and dynamics that maintain racial injustices and inequities.

The three fields are defined below, with language that can (we hope) be readily understood across disciplines.

Neighborhood Stabilization

“Neighborhood stabilization” encompasses efforts to transition distressed or disinvested neighborhoods that have been subject to decades of unjust policies and practices related to land use, housing, and planning, into high-quality places to live that meet the needs of their current residents. Neighborhood stabilization efforts focus particularly on the physical fabric, or built environment, of the neighborhood: its houses, open space, storefronts, sidewalks, streets, etc.

Residents’ emotional investment in a place is at the heart of a neighborhood’s stability. As scholar Alan Mallach points out, “[T]he neighborhood’s residents—or enough of them so that the rest don’t matter—must be committed to the neighborhood...[That] is unlikely to be the case unless they are both there by choice, and believe that they get a decent return on their emotional as well as financial investment by continuing to live in the neighborhood. That also means that they have confidence in the neighborhood; either that it is a good place to live, or that it is on a positive track to become a good place to live.”¹

Residents, community development nonprofits, and local governments are among the frontline actors implementing neighborhood stabilization initiatives. These initiatives can include small-scale interventions like gardens and murals, the strategic use of housing and building code enforcement to improve property conditions, property tax foreclosure reform to help residents stay in their homes, improved property acquisition and reuse practices by local governments, property rehabilitation or redevelopment efforts, and a wide range of other tools and strategies.

Community Wealth-Building

“Community wealth-building” involves efforts to support more equitable economic systems in the black, brown, Indigenous, and other marginalized communities that have endured extractive and exploitative economic practices for generations. It refers to “restoring local banks, broadening ownership over capital, and refocusing public and private resources [to] end generational poverty and create high-quality jobs that will enable workers to support their families while stabilizing their communities and environments.”²

This field arose because, as The Next Systems Project explains, “[t]raditional policies and approaches are demonstrably failing to alter deteriorating long-run trends on income inequality, concentrated wealth, community divestment and displacement, persistent place- and race-based poverty, and environmental destruction.”³

¹ Alan Mallach, “What Creating a ‘Stable Neighborhood’ Really Means,” Shelterforce, May 14, 2013, https://shelterforce.org/2013/05/14/what_creating_a_stable_neighborhood_really_means/.

² “Community Wealth Building,” democracycollaborative.org, accessed August 26, 2019, <https://democracycollaborative.org/democracycollaborative/local-economies/Stronger%20local%20economies>.

³ “Elements of the Democratic Economy,” [TheNextSystem.org](https://thenextsystem.org/), accessed August 26, 2019, <https://thenextsystem.org/elements>.

The field of community wealth-building, according to The Democracy Collaborative, includes “various forms of cooperatives, employee-owned companies, social enterprise, land trusts, municipal enterprise, community development financial institutions, community banks, and more...Such strategies are also designed to draw and keep dollars within the community: first by preventing local financial resources from ‘leaking out’ of an area; and second by leveraging the use of procurement and investment from existing local ‘anchor institutions’ such as hospitals, universities, foundations, cultural institutions, and city government for community-benefiting purposes.”⁴

In an effort to build economic prosperity for all, The Kendeda Fund has focused on advancing economic systems change that starts at the community level. According to The Kendeda Fund, “These include worker cooperatives, community land trusts, anchor institution procurement strategies, and municipal and local public enterprise. The Kendeda Fund believes that democratic employee ownership can be a transformational way for communities to redefine prosperity, making them more vibrant places to live, more resourceful in hard times, and more capable of retaining the wealth they generate. While employee ownership is not our only strategy in this realm, we view it as a vital expression of democracy in action and an approach worthy of deeper investment”⁵

Family Wellbeing & Self Sufficiency

Head Start defines “family wellbeing” as a state “when all family members are safe, healthy, and have chances for educational advancement and economic mobility.”⁶ Essentially, it refers to the perception by members of a family that the family’s needs are being met. These include material needs like food and shelter as well as psychological needs like safety and family unity. Although wellbeing can be measured in different ways, one constant is that wellbeing is more likely to occur when family members are safe, healthy, and self-sufficient.

“Self-sufficiency” is the ability of families to consistently meet their basic needs without reliance on public or private financial assistance, and it is an important contributor to family wellbeing.⁷ Educational and economic opportunities are fundamental parts of how every family achieves self-sufficiency. Challenges to a family’s wellbeing such as financial stressors, community violence, inadequate or unsafe housing and neighborhoods of residence, or poor physical or mental health can trigger a chain reaction of events that can inhibit any family’s ability to reach or maintain self-sufficiency. Alternatively, quality of life improvements that support families’

⁴ “Community Wealth Building.”

⁵ Retrieved from <https://kendedafund.org/2019/08/25/building-community-wealth-that-lasts/> September 22, 2019.

⁶ Retrieved from <https://eclkc.ohs.acf.hhs.gov/family-support-wellbeing> July 2, 2019.

⁷ See generally, Lauren B. Gates, Jennifer Koza & Sheila H. Akabas (2017) Social Work’s Response to Poverty: From Benefits Dependence to Economic Self-Sufficiency, *Journal of Social Work Education*, 53:1, 99-117, DOI: 10.1080/10437797.2016.1212752.

wellbeing can help promote self-sufficiency. In other words, when families feel safe and healthy, they are more likely to achieve financial stability and succeed in broader ways.

For every family, achieving and sustaining wellbeing and self-sufficiency requires a network of support services. These nearly always include quality childcare and education, access to housing they can afford, physical and mental health care, and family asset-building strategies. Some families also need food assistance and adult education and workforce training.

Meaningfully supporting families in their movement toward wellbeing and self-sufficiency requires resources at the individual, family, community and society-wide levels. Moreover, it is necessary to focus not only on the individual-level attributes that contribute to familial hardship, but also on the structural or systemic-level factors that perpetuate poverty and other risk factors at odds with wellbeing.

THE CASE FOR FUNDER COLLABORATIONS

Professionals working in these three fields can do more to work collaboratively on the interconnected challenges of neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency. The philanthropic sector also has a unique role to play in making this happen.

There is significant opportunity for improved collaboration within and across philanthropy to support grantmaking and other investments that center people within place. Such collaboration could help shift narratives and systems, and could shape investments, policies, success metrics, and other important levers for change. Silo-bridging coordination at the funder level would also make it easier for practitioners to engage in the interdisciplinary efforts many are already trying to pursue. Families' needs are complex and rarely fit within the purview of one discipline or area of service. Organizations are increasingly trying to meet families' needs in comprehensive ways but need the support of the funding community in order to do so most effectively.

A number of initiatives across the country are already using interdisciplinary approaches with some combination of neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency. The following examples demonstrate what could be achieved with a more systematic approach to philanthropic and related investments.

Andrew P. Stewart Center

The Andrew P. Stewart Center, a longtime afterschool and youth development nonprofit in Atlanta, Georgia, shifted to a place-based model in 2014, making the decision to focus its efforts and resources in one under-resourced neighborhood. As part of the shift, Andrew P. Stewart Center leaders held community listening sessions. The first listening session took place at a meeting of the local elementary school's parent-teacher association, where staff asked the parents in attendance: What is the biggest obstacle preventing children in your neighborhood from reaching their full potential? The responses did not have to do with school quality, or afterschool or enrichment programming. The number one obstacle parents identified was the dilapidated houses that litter the neighborhood — and the fact that children have to walk past these houses on their way to school. Participants subsequent listening sessions echoed this response again and again.

The nonprofit's leaders took this message to heart and realized that in order to fulfill their mission of serving children and families in the neighborhood, they needed to expand their work to include the rehabilitation of dilapidated houses to provide affordable, safe, quality rental housing for families. Between 2015 and 2018, the nonprofit acquired and rehabbed eight homes. All of those houses are now home to children who also participate in the organization's programs.

Warren Village

Warren Village is a nonprofit organization in Denver, Colorado, established in the 1970s that aims to make sure “low-income, single parent families can achieve sustainable personal and economic self-sufficiency.”⁸ Warren Village accomplishes this mission with an approach that includes both community wealth-building and family wellbeing & self-sufficiency. The organization provides low-income, single-parent families with both affordable housing as well as early education and childcare in an apartment building located in a safe, thriving neighborhood. The organization also works with parents to set goals and develop careers that lead to self-sufficiency. Funding for Warren Village is provided by a wide variety of foundations and individual donors.

HUD Family Self-Sufficiency Program⁹

The U.S. Department of Housing and Urban Development (HUD)'s Family Self-Sufficiency Program serves families housed in public housing. Eligible heads of families may enter into an agreement for up to five years with the appropriate Housing Authority to access various self-sufficiency resources from community organizations

⁸ See <https://warrenvillage.org/>.

⁹ See https://www.hud.gov/sites/documents/FSSFACTSHEET_FEB2016.PDF.

including, for example, childcare, job-training, and financial counseling. If the families' income increases throughout the agreement time period resulting in a rent increase, any increase in rent is placed in an escrow account that the family may access upon successful completion of the agreement requirements. Funded largely through annual congressional appropriations, this program is designed to move families out of dependence on public assistance and combines both a community wealth-building and family wellbeing & self-sufficiency approach.

Garrett County Community Action Committee¹⁰

The Garrett County Community Action Committee (GCCAC) in Garrett County, Maryland, is a nonprofit that has been providing housing and self-sufficiency services to families in rural Maryland since 1965. Ranging from the development of affordable housing (including rental and home-ownership), to community and economic stabilization through the design, finance, development, and implementation of community centers, health centers, and for-profit neighborhood commercial spaces, to various programs for young children, families, and economic development, as well as care for older adults, the comprehensive approach and reach of GCCAC centers people within place in every corner of its mission. Funded primarily by federal and state government resources, GCAC's mission and activities reflect a combined approach of neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency.

The Affordable Homes Group¹¹

Formed in 2000, the Affordable Homes Group in Westhampton, New Jersey, is a collaboration and unifying corporate body of five pre-existing nonprofit and service organizations that serve the housing and social service needs of low-income people. By linking property development and management with real estate and community development services as well as with case-management and social services for families and individuals, the Affordable Homes Group aims to provide comprehensive services to community members seeking family wellbeing and self-sufficiency. The unique legal structure joining five different but related services organizations eliminates some aspects of service silos, incentivizes and supports serving people within place, and allows existing organizations to focus on core expertise while working with partner organizations to provide game-changing additional services. Neighborhood stabilization, housing, and case management are utilized in concert to achieve family wellbeing & self-sufficiency.

¹⁰ See <https://www.garrettcac.org/>.

¹¹ See <https://www.affordablehomesgroup.com/people-first>.

BARRIERS TO FUNDER COLLABORATION

The funder and philanthropic community consists of structures, norms, and practices that have taken shape over time, both in the sector as a whole and within particular foundations and other entities. On the one hand, this contributes to the sector's organized power and ability to effect change. On the other hand, it can complicate efforts to innovate, and to try approaches outside established funding models.

Existing Silos Within Philanthropy

Funders at the Learning Roundtable spoke sincerely about structural silos at their institutions as well as self-imposed silos (or limits in perspective). While silos are not inherently bad—and, in fact, can usefully improve efficiency and outcomes—at times, they can have the opposite effect.

Structural Limitations

One leader described how one grantee might receive separate grants from multiple departments at a large foundation. Each grant has its own reporting requirements and metrics for success. On one level, this structure makes sure that each department's investments are being measured appropriately. On another level, however, it inhibits the grantee's ability to provide services in a more integrated fashion. The philanthropic silos create silos in how services are provided—not to mention increasing the paperwork and administrative burden on program staff. In addition, this structure prevents the foundation from fully understanding the full scope of their investments, and whether they could award grants in more strategic ways based on that larger understanding of impact.

Limits in Perspective

Another form of silo, perhaps reinforced by departmental or institutional silos, has to do with the human tendency to stick with the familiar. One funder at the Roundtable pointed out that individual program officers often experience discomfort with proposed opportunities that, while perhaps relevant, fall outside of the topics with which they are most familiar. When a potential grantee brings ideas to a funder they haven't previously been exposed to, rather than reacting with curiosity and searching for valuable points of intersection, there can be a tendency to reject the idea as "beyond their scope." In other words, this funder explained, "We have a lot of language we use to say 'no.'"

When encountering this resistance, some funders suggested potential grantees should proactively seek opportunities—such as local conferences or forums—to educate the philanthropic community. Other funders noted, however, that it's the responsibility of

philanthropy to ask those questions and seek out those opportunities to learn. In either case, one leader said, “Change [in funders’ perspectives] happens at the speed of trust,” and it takes time to build those relationships.

Institutional Constraints on Responsiveness—and Openness

While foundations often appear to have the solid financial footing needed to avoid the capacity constraints that plague many nonprofit organizations, the reality is more nuanced. Traditional family foundations begin when a charitable benefactor seeks to do some good in their community. These are not, as one Roundtable attendee explained, institutions that are set up to be systems-changers. Over time they may become more sophisticated—or they may not. Many foundations, despite their endowments and particularly in the South, are significantly understaffed. As one funder pointed out, a foundation with hundreds of millions of dollars but only five staff cannot hope to operate in a responsive fashion. Some of these institutions may also be resistant to narratives that challenge their grantmaking strategies, or that point to more systemic issues of racism and social injustice that their institution may struggle to adequately address.

Field-Specific Technical Jargon

Technical jargon can quickly become a barrier to discussion, let alone collaboration. That means it’s also a barrier to improved research and on-the-ground practice. Terms and acronyms specialized for one field are mystifying to others. The same terms may be used differently across fields. And fields may actually be collecting similar data but using different language to describe it, masking the common ground. Developing shared language across these fields will be an ongoing process over the coming months and years, but the importance of this work cannot be overstated. The absence of a shared language to describe the objectives, interventions, and outcomes that make up interdisciplinary collaborations can prevent the most basic, introductory conversations from taking place, let alone fully activated into long-term partnerships encompassing multiple funding streams and activities.

Limits—and Limits in Access—to Research and Data

In some cases, important research and data relevant to these three fields already exist but is restricted to within hard-to-access academic journals. In other cases, there are research gaps. Stakeholders should recognize that data challenges affect collaboration at all levels, including but also beyond funders. Multiple stakeholders from all three fields will need to work together to begin to overcome these limitations. As the Learning Roundtable attendees debriefed on their two days of interactions, one of the most active exchanges focused on research and data. After all, in order to develop a more collaborative, intersectional approach to neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency, numerous questions arise that hinge on research, including but not limited to:

- What, in measurable terms, are the problems each field seeks to address—and where is there overlap?
- What are the primary interventions in each field’s “toolbox” and what impact is measurable from using those tools?
- Are those tools also affecting indicators of progress across fields? Is it possible that those cross-cutting indicators aren’t yet being tracked because they simply aren’t in the lexicon of the field engaged in the work? For example: do efforts to board up, mow the lawns of, and otherwise clean up abandoned properties have an effect on truancy rates, because students no longer fear walking to school? How about on physical activity rates among children, if they feel safer playing outside?
- In neighborhoods where more than one of these three fields are engaged in interventions, even if not in an intentional fashion, can we measure the cumulative impact?

As one researcher pointed out, the continued gulf between academia and practice is disappointing but unsurprising. Scientific research does not always reach a non-academic audience. Even when it does, it is often written in a way that is not accessible to readers who are not specialists. As a result, practitioners and policymakers aren’t able to leverage lessons learned from all of the work that exists in the field.

Finally, research disproportionately does not include equitable evaluation principles, which results in bias embedded in both research design and interpretation. As one attendee explained, “We aren’t talking about this, but it affects everything we seek to achieve.”

NEXT STEPS

Many Learning Roundtable attendees felt confused about what research currently exists on the fields of neighborhood stabilization, community wealth-building, and family wellbeing & self-sufficiency and their intersections. Some felt that the research contains large gaps, while others suggested that significant research already exists. These differing views point to two ongoing systemic challenges: first, the inaccessibility of academic journals and research databases to practitioners and funders; and second, the differences in terminology and expertise that make it difficult to find relevant research across fields, even when one has access to the appropriate databases.

As a first step toward better understanding opportunities for interdisciplinary collaboration, therefore, stakeholders should discuss the possible role of conducting a research scan and

sharing those findings with relevant stakeholders—or other means of addressing these challenges.

Creating Avenues for Communication Across Fields

Numerous attendees reflected on the need for additional communication across fields. The Learning Roundtable began to uncover some rich interconnections, but it could not begin to plumb the depths of possible collaborations. A second in-person gathering at the national Reclaiming Vacant Properties Conference in Atlanta in early October 2019, will provide an opportunity to discuss what other mechanisms for ongoing communication might be useful. We expect to explore the potential in future efforts such as:

- Committees designed around particular needs, such as new research, research dissemination, or funding strategies
- An in-person symposium to share research from across fields
- A second Roundtable, expanding or refining the participating stakeholders
- A Google Group or similar listserv that enables all stakeholders to interact
- Other structures

Stakeholders should also discuss the “who” is in this effort. Is it, at this stage, about continuing to work with the 60 or so individuals who attended the 2018 Learning Roundtable? What is their expected commitment, if any? Should the overall effort be more formally defined, perhaps as a coalition or network with members?

Exploring a Collaborative Approach Among Funders

Numerous funders in attendance at the Learning Roundtable recognized the opportunity for the funding community to take a leadership role in supporting this interdisciplinary approach to disrupting intergenerational poverty. One Roundtable participant suggested that some of the affinity groups who were in attendance should take charge of this effort. Interested funders should also find an opportunity to connect and further brainstorm what such an approach could look like; it may make sense for this to take place sometime after the gathering in October 2019 in Atlanta.

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The conversations that took place at 2018’s Learning Roundtable opened new avenues for collaboration and innovation on some of the most challenging questions we face as communities. We believe there is significant opportunity to change the way entire fields work with one another, and in doing so to make progress for children, their families, and their shared economic futures.

APPENDIX A: LEARNING ROUNDTABLE AGENDA

Learning Roundtable: Understanding How Neighborhood Conditions Impact
Family Stability, Mobility, and Community Wealth-Building Efforts in America's
Disinvested Communities

Emory Conference Center Hotel
Atlanta, GA

Thursday, October 11, 2018

1:00 - 1:30 PM Registration (*Starvine Foyer*)

1:30 - 2:00 PM Orientation, Framing, and Introductions (*Starvine 1*)

2:00 - 3:30 PM **Bridging Silos: Illustrating Philanthropy-Supported
Collaboration Between the Built Environment and Community
Safety, Public Health, and Family and Child Wellbeing** (*Starvine
1*)

Inequality of income, wealth, and access to opportunity, accentuated along racial lines, is one of the nation's key social issues. Much of wellbeing and opportunity is determined by the neighborhoods in which families live. The composition of neighborhoods influences the social environment, access to affordable housing, the quality of the housing stock, public safety, education quality, public services, and the personal and professional networks available to families. It has become commonplace to observe that a person's access to opportunity and even expected lifespan can be predicted by their zip code. One way to improve family stability, mobility, and community wealth-building in America's disinvested communities is through a strong network of collaborative and impactful partnerships. Philanthropy is often at the center of neighborhood revitalization efforts by incentivizing partnerships and bridging silos between the built and human environment. This session will highlight strategies that leading funders are using in disinvested neighborhoods to build and influence intersectional leadership and to connect property revitalization strategies with families living in poverty.

Speakers: Diana Bucco, Buhl Foundation; Frank Fernandez, Arthur M. Blank Foundation; Brian Larkin, C.S. Mott Foundation; Dekonti Mendis-Cole, JPMorgan Chase
Moderator: T'Pring Westbrook, Annie E. Casey Foundation

3:30 - 3:45 PM Break (*Starvine Foyer*)

3:45 - 5:15 PM

**Breakout 1:
Creating Stable,
Nurturing
Neighborhood
Environments
for Children
and Families**
(Peachtree Creek)

Children spend large amounts of time in their neighborhoods—playing outside, walking to school, and exploring their environments. When neighborhoods are physically deteriorated, including housing conditions and vacancy rates, it is likely to negatively affect child development and wellbeing—but existing studies are slim. Researching these effects, and identifying interventions, means working across sectors that don't often collaborate. This interactive session will explore what we know, and what we need to

**Breakout 2: Impacts of
the Built Environment
on Health and Safety**
(Starvine 2)

The built environment has a significant influence on safety, health and well-being. Vacant, abandoned, and deteriorated properties impact the health and safety of nearby residents. Unsecured properties can attract illicit activity. Inadequate infrastructure, such as sidewalks and streets, make walking problematic – and even potentially fatal. Environmental contaminants can lead to serious health issues. Living near problem properties, not just in one, seems likely to have health effects that aren't yet fully understood. This interactive session will explore what we know about the relationship between the built environment and health, and how community-based organizations are working to improve health and well-being.

**Breakout 3: Supporting
Community Wealth-Building
in High-Vacancy
Neighborhoods** *(Trillium
Board Room)*

Serious vacancy challenges go hand-in-hand with low surrounding property values and a lack of economic opportunity. Homeowners in these neighborhoods miss out on critical asset-building benefits: they may never be able to sell their home for more than its purchase price, let alone recoup costs of maintenance or improvements. Investment in such neighborhoods is often driven by unscrupulous speculators, rather than responsible investors. This interactive session will explore existing data on the relationship between vacancy and economic outcomes, and will highlight promising models to support community wealth-building in disinvested neighborhoods.

***Speakers:** Dan Immergluck, Georgia State University; Anne Price, Insight Center for Community Economic Development; Janelle Williams, Annie E. Casey Foundation*

know, about the interdisciplinary connections between the built environment and the wellbeing of children.

Speakers: Mona Mangat, LISC; Sarah Norman, NeighborWorks America; Joe Schilling, Urban Institute

Speakers: Mo Barbosa, Health Resources in Action; T'Pring Westbrook, Annie E. Casey Foundation

5:15 - 5:30 PM **Closing Remarks** (*Starvine 1*)

6:00 - 7:30 PM **Reception** (*Purple Corkscrew Wine Shop & Tasting Room, 32 N. Avondale Rd., Suite A, Avondale Estates, GA*)

Friday, October 12, 2018

8:30 - 9:00 AM **Breakfast** (*Starvine Foyer*)

9:00 - 9:30 AM **Welcome and Reflections** (*Starvine 1*)

9:30 - 10:15 AM **Atlanta in Action: Utilizing Land and Neighborhood Assets to Disrupt Intergenerational Poverty** (*Starvine 1*)

Atlanta is at a crossroads. Just five years ago, Atlanta was home to thousands of vacant, abandoned, and deteriorated homes concentrated around the southwest ring of the City. It was ground zero for neighborhoods hardest hit by predatory lending that led to staggering foreclosure rates and loss of wealth disproportionately born by families of color. In the space of just a few years, Atlanta's housing prices and real estate markets have demonstrated a radical turnaround and vacant properties that were underwater in 2012 are no longer affordable for the vast majority of Atlanta's residents. Skyrocketing land and housing costs, coupled with Atlanta's high rates of income inequality, have generated a crisis of affordability and access to opportunity that threatens families in nearly every corner of the city. Atlanta's public, private, philanthropic, and nonprofit leaders are responding to this crisis with urgency and creativity. From Mayor Lance Bottoms' \$1 billion commitment to affordable housing and intersectional policy hub in the Office of Resilience, to the work of both new and longstanding grassroots organizations that are radically expanding their reach and amplifying their missions, Atlanta's

community development and social service stakeholders are taking risks and working to break down silos to achieve more together. The success of these efforts will determine whether Atlanta remains a city of opportunity for residents at multiple income levels, or whether vulnerable children, families, older adults and legacy residents will even be able to remain in the City that is their home. This session will highlight some of the urgent and creative actions underway by public and non-profit leaders working to answer the affordability crisis and to disrupt intergenerational poverty through service to people and place.

Speakers: Clayton Davis, Andrew P. Stewart Center; Amol Naik, City of Atlanta; Che Watkins, The Center for Working Families, Inc. Moderator: Tené Traylor, The Kendeda Fund

10:15 - 10:30 AM Break

10:30 - 12:30 PM

Breakout 1: Using Data to Improve Neighborhood Conditions (*Trillium Board Room*)

Data and research can be used in multiple ways to understand the interrelationships between the built environment and public health, public safety, and family and child well-being. This workshop will focus on what the data is telling us, how data can be used to understand the scope of interdependent challenges, build consensus for solutions, and track progress. We will also identify gaps in research where data has the potential to improve our

Breakout 2: Neighborhood Change and its Impact on Vulnerable Families of Color (*Starvine 2*)

While gentrification dominates the neighborhood change conversation in small and mid-sized or legacy cities, the data tell us a different story. The number of neighborhoods stuck in conditions of disinvestment and abandonment, or ongoing, devastating neighborhood decline, significantly outpaces gentrification. Neighborhood decline is a social and economic crisis that disproportionately affects vulnerable families of color, and it is garnering little attention and arguably even less intervention. This session will explore the causes and effects of neighborhood decline, with particular focus on racial disparities and the loss of “middle

Breakout 3: Understanding Opportunity Zones (*Peachtree Creek*)

The recent federal tax reform law established Opportunity Zones, a new bipartisan tax incentive with the potential to spur unprecedented levels of private investment in low-income urban and rural communities. As this program gets underway, questions remain: how can communities benefit from Opportunity Zones? Will this flexible incentive drive investment where it’s needed most, or does the program leave too much room for misuse? This introductory session will help participants understand Opportunity Zones and will explore

<p>understanding of interconnections between these critical issues.</p> <p><i>Speaker: Karen Black, May 8 Consulting</i></p>	<p>neighborhoods,” and unpack the critical role of neighborhoods for families and children. Participants will discuss how this information should shape neighborhood and citywide stabilization and revitalization strategies.</p> <p><i>Speakers: Stefanie Deluca, Johns Hopkins; Alan Mallach, Center for Community Progress</i></p>	<p>their potential as a mechanism for neighborhood revitalization.</p> <p><i>Speakers: Christopher Coes, Smart Growth America; Will Lambe, Enterprise Community Loan Fund</i></p>
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12:30 - 1:30 PM	Lunch (<i>Dining Room</i>)
1:30 - 2:45 PM	Facilitated Group Discussion (<i>Starvine 1</i>)
2:45 - 3:00 PM	Closing Remarks (<i>Starvine 1</i>)

APPENDIX B: LEARNING ROUNDTABLE ATTENDEE LIST

Learning Roundtable: Understanding How Neighborhood Conditions Impact Family Stability, Mobility, and Community Wealth-Building Efforts in America's Disinvested Communities

October 11 -12, 2018*

Emory Conference Center Hotel

PARTICIPANT LIST

Qaadirah Abdur-Rahim | Chief Executive Officer | Future Foundation

Frank Alexander | Sam Nunn Professor of Law | Emory Law

Chelsea Allinger | Director of Communications and Development | Center for Community Progress

Peggy Bailey | Director, Health Integration Project | Center on Budget and Policy Priorities

Moacir Barbosa | Director of Community Engagement | Health Resources in Action

Mindy Binderman | Executive Director | GEEARS: Georgia Early Education Alliance for Ready Students

Karen Black | CEO | May 8 Consulting, Inc.

Shanesha Brooks-Tatum | Executive Vice President | Creative Research Solutions

Diana Bucco | President | The Buhl Foundation

Christie Cade | NeighborWorks America

Ed Chang | Executive Director | redefinED Atlanta

Christopher Coes | Vice President of Real Estate Policy and External Affairs | Smart Growth America

Elizabeth Cote | Chief Health Officer | National Institute of Children's Health Quality

Clayton Davis | Executive Director | Andrew P. Stewart Center

Katrina DeBerry | Program Officer | Community Foundation for Greater Atlanta

Stefanie DeLuca | Professor | Johns Hopkins University

Jeanne Fekade-Sellassie | Project Director | Funders for Housing and Opportunity

Frank Fernandez | VP, Community Development | The Arthur M. Blank Family Foundation

Marissa Fletcher | Intern | The Annie E. Casey Foundation

Kweku Forstall | Director of Atlanta Civic Site | The Annie E. Casey Foundation

Lesley Grady | SVP | Community Foundation for Greater Atlanta

Kim Graziani | VP and Director of National Technical Assistance | Center for Community Progress

Nancy Gresham-Jones | District Community Affairs Officer | Office of the Comptroller of the Currency

Caroline Harries | Associate Director | The Food Trust

Tomi Hiers | Director | The Annie E. Casey Foundation

Alex Hill | Program Manager | Detroit Health Department

Allison Holmes | Senior Consultant | The Annie E. Casey Foundation

Dan Immergluck | Professor | Urban Studies Institute, Georgia State University

Robin Jacobs | Assistant Attorney General | Maryland Department of the Environment

Jim Kelly | Clinical Professor of Law | Notre Dame Law School

Kate Kingery | Deputy Director, Community Transformation | County Health Rankings & Roadmaps

Alicia Kitsuse | Director, Restoring Prosperity in Older Industrial Cities Program | Funders' Network for Smart Growth and Livable Communities

Courtney Knox | Director of National Leadership & Education | Center for Community Progress

Liz Kozub | Associate Director of National Leadership & Education | Center for Community Progress

William Lambe | Director of Capital Solutions | Enterprise Community Loan Fund, Inc.

Brian Larkin | Associate Program Officer | Charles Stewart Mott Foundation

Terri Lee | Deputy Commissioner | City of Atlanta

Jerry Maldonado | Senior Program Officer | Ford Foundation

Alan Mallach | Senior Fellow | Center for Community Progress

Mona Mangat | Senior Director | LISC

Laura McDaniel | Program Manager | NeighborWorks America

Patrick McNamara | CEO | Palm Health Foundation

Dekonti Mends-Cole | Vice President | JP Morgan Chase

Jeremy Moore | Director, Community Health Innovations | Spectrum Health

Amol Naik | Chief Resilience Officer | City of Atlanta

Christopher Norman | Executive Director | Fulton/Atlanta Land Bank Authority, Inc.

Sarah Norman | Director, Healthy Homes & Communities | NeighborWorks America

Janell O'Keefe | Program Officer for Michigan Initiatives | Center for Community Progress

Ashani O'Mard | Senior Director of Capital Development | Atlanta Neighborhood Development Partnership (ANDP)

Donald Phoenix | Regional Vice President | NeighborWorks America

Isaiah Pickens | Licensed Clinical Psychologist | iOpening Enterprises
Tony Pickett | CEO | Grounded Solutions Network
Suzanne Polis | Director, Health & Wellness | National League of Cities
Anne Price | President | Inisght Center
Martena Reed | Research Associate | The Annie E. Casey Foundation
Leticia Reyes-Nash | Director of Programmatic Services and Innovation | Cook County Health and Hospitals System
Dominic Robinson | VP of Economic Inclusion | CenterState CEO
Doug Ryan | Sr Director | Prosperity Now
Joe Schilling | Senior Policy Associate | Urban Institute (NPI Memphis)
Tara Smith | State Two Generation Program Coordinator | Colorado Governor's Office
Sara Toering | General Counsel | Center for Community Progress
Tene Traylor | Fund Advisor | The Kendeda Fund
Jeanne Wardford | Program Officer | W. K. Kellogg Foundation
Che Watkins | President and CEO | The Center for Working Families
Akilah Watkins-Butler | President and CEO | Center for Community Progress
T'Pring Westbrook | Sr. Research Associate | The Annie E. Casey Foundation
Janelle Williams | Senior Associate | The Annie E. Casey Foundation
Cathy Williams | President/CEO | NeighborWorks Columbus
Marc Zimmerman | Professor | University of Michigan, SPH
Sara Zimmerman | Program and Policy Director | Safe Routes to School National Partnership



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