



ATLANTA  
NEIGHBORHOOD  
DEVELOPMENT  
PARTNERSHIP, INC.

Building the region's future,  
neighborhood by neighborhood



# Closing the Homeownership Gap

IN METRO ATLANTA AND BEYOND

IN COLLABORATION WITH

Urban Institute  
National Association of Real Estate Brokers  
NeighborWorks® America

Presenting  
Sponsor



Additional  
Sponsorship  
From



# Today's Program

Overview ..... 2

Presenters At-A-Glance .....3

Today's Agenda..... 4

Presenter Biographies .....5

Just Released! ANDP Wealth Study ..... 10

Share today's conversation on your social networks!

@andpinc #deletethegap

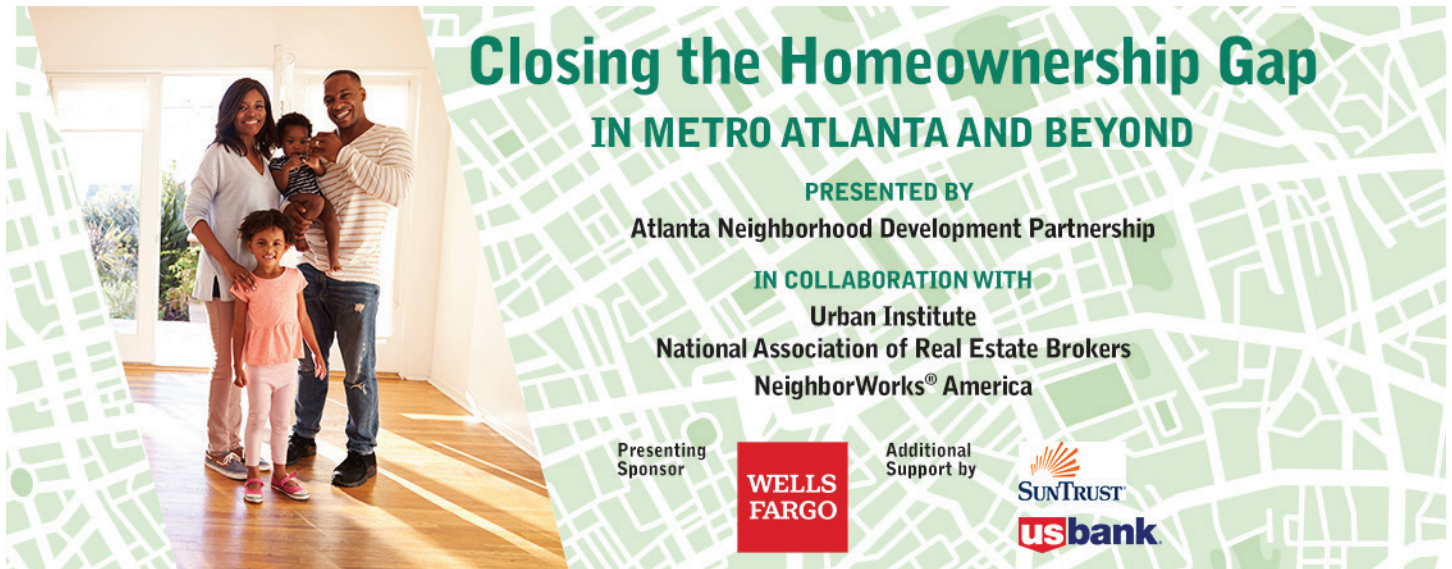
Carter Center Wifi Network = TCC Guest

Password = 4044205100

## About ANDP

The mission of ANDP is to promote, create and preserve mixed-income communities through direct development, lending, policy research and advocacy that result in the equitable distribution of affordable housing throughout the metropolitan Atlanta region. ANDP was created in 1991 as a result of the merger of the Metropolitan Atlanta Chamber of Commerce's Housing Resource Center and the Atlanta Economic Development Corporation's Neighborhood Development Department. The impetus for ANDP's creation was to address the diminishing supply of affordable housing in Atlanta as well as to help reclaim declining neighborhoods in its core. Throughout its history, ANDP has supported the creation of more than 11,000 units of housing for people of low-to-moderate incomes. ANDP is a Chartered Member of the NeighborWorks Network.





**The racial wealth gap has been growing over the past five decades and has reached the point where white households hold more than ten times the wealth of black households. The homeownership gap between black and white families is 30 percent.**

This continued disparity in wealth is of growing concern, and notably growing as black households continue to slip further behind in critical measures for wealth building and economic mobility. Approximately 37 percent of black households have zero or negative net wealth, compared to 15.5 percent of whites (Institute for Policy Studies, 2019); and, despite comprising 13 percent of the nation’s population, blacks collectively own less than 3 percent of its wealth (Darity et al., 2018). The racial wealth gap is even more severe for women of color, who hold nearly zero median wealth compared to \$45,400 among white women (Richard, 2014).

Homeownership is one of the significant drivers of wealth creation for households of color. The homeownership gap, which currently measures at 30 percent between white and black households, largely overlaps with the racial wealth divide. For many families in the United States, homeownership marks their largest wealth asset, and this is especially true for households of color.

Addressing the homeownership gap alone will not achieve wealth parity for African American families, but it would make a significant difference. According to a 2016 report by Demos and the Institute on Assets and Social Policy, if racial disparities in homeownership were eliminated, median black wealth would grow by \$32,113, and the wealth gap between black and white households would shrink by 31%.

Today, Atlanta Neighborhood Development Partnership (ANDP), in collaboration with Urban Institute, National Association of Real Estate Brokers (NAREB) and NeighborWorks® America, is pleased to host a summit on Closing the Homeownership Gap in Metro Atlanta and Beyond.

Today’s presentations will include:

- Historical context for the homeownership gap;
- Recent research on African American homeownership and related wealth creation opportunities;
- Existing barriers to African American homeownership along with potential solutions and best practices on both the demand and supply side of the equation; and
- Direct implications of current and proposed public policies.

Presentations are available now at [www.andpi.org/cthg](http://www.andpi.org/cthg)

Today’s presentations are being live-streamed on ANDP’s YouTube channel (andpi91).

Share today’s conversation on your social networks!  
@andpinc #deletethegap

Carter Center Wifi Network = TCC Guest  
Password = 4044205100

## A Conversation: The Historical Context for the Racial & Homeownership Divide



**Lisa Rice**  
National Fair Housing Alliance



**Andre M. Perry**  
The Brookings Institution

## Research Presentations: Black Homeownership and Wealth Creation



**James H. Carr**  
Wayne State  
University



**Jung Choi**  
Urban Institute



**Mandy Eidson**  
Atlanta Neighborhood  
Development Partnership



**Dan Immergluck**  
Georgia State  
University

## Barriers Impacting Housing Demand



**Marietta Rodriguez**  
NeighborWorks® America  
(Moderator)



**Jeffrey Hicks**  
National Association of  
Real Estate Brokers



**Bishop Reginald  
Jackson**  
Sixth Episcopal District of  
the A.M.E. Church



**Nancy Flake Johnson**  
Urban League of  
Greater Atlanta



**Hugh Rowden**  
Wells Fargo  
& Company

## Addressing the Tight Housing Supply



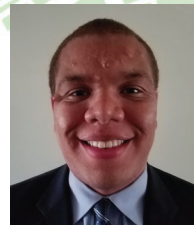
**John O'Callaghan**  
Atlanta Neighborhood  
Development Partnership  
(Moderator)



**Cindy Holler**  
Community  
Housing Capital



**Lisa Y. Gordon**  
Atlanta Habitat  
for Humanity



**Michael Neal**  
Urban Institute



**Tayani Suma**  
Atlanta Neighborhood  
Development Partnership

## Policy Response Needed to Increase Black Homeownership



**Tristan R. Bréaux**  
National Housing Conference  
(Moderator)



**Commissioner  
Larry Johnson**  
DeKalb County, GA



**Alanna McCargo**  
Urban Institute



**Kristin Siglin**  
National Community  
Stabilization Trust

# Closing the Gap in Homeownership in Metro Atlanta and Beyond

*Presented by Atlanta Neighborhood Development Partnership, Inc. (ANDP)*

*Wednesday, August 28, 2019 | 8:30 a.m. - 12:45 p.m. | The Carter Center, Atlanta, Georgia*

Welcome	Kathryn Lawler, Board Chair, Atlanta Neighborhood Development Partnership (ANDP)
Introduction of Michael Thurmond	Ken Woods, Chair, Home South DeKalb Advisory Council
Special Remarks	The Honorable Michael Thurmond, DeKalb County CEO
Introduction of Terri Lee	Tayani Suma, Vice President, ANDP
Special Remarks	Terri Lee, Chief Housing Officer, City of Atlanta
Introduction of Speakers	Alanna McCargo, Vice President, Housing Finance Policy, Urban Institute
History of the Homeownership Gap	Lisa Rice, President & CEO, National Fair Housing Alliance and Andre M. Perry, Metropolitan Policy Program, Brookings Institution
Research Presentations	Dr. James H. Carr, Wayne State University, National Association of Real Estate Brokers Jung Choi, Urban Institute Mandy Eidson, ANDP Dr. Dan Immergluck, Georgia State University
Panel Conversation: Housing Demand	Marietta Rodriguez, President & CEO, NeighborWorks America, Moderator Jeffrey Hicks, Immediate Past President, National Association of Real Estate Brokers Bishop Reginald Jackson, Sixth Episcopal District of the A.M.E. Church Nancy Flake Johnson, Urban League of Greater Atlanta Hugh Rowden, Wells Fargo & Company
Panel Conversation: Housing Supply	John O'Callaghan, President & CEO, ANDP, Moderator Cindy Holler, President & CEO Community Housing Capital Lisa Y. Gordon, President & CEO, Atlanta Habitat for Humanity Michael Neal, Senior Research Associate, Urban Institute Tayani Suma, Vice President, Atlanta Neighborhood Development Partnership
Policy Response Needed	Tristan R. Bréaux, Policy Director, National Housing Conference, Moderator The Honorable Larry Johnson, DeKalb County Commission Alanna McCargo, Vice President, Housing Finance Policy, Urban Institute Kristin Siglin, Vice President, Policy & Partnerships, National Community Stabilization Trust
Closing Remarks	John O'Callaghan, Alanna McCargo, Jeffrey Hicks

*Note there are no breaks during today's presentation. Breakfast is served in the lobby at 8:00 a.m. A midmorning snack will be available in the lobby at 10:30 a.m. Food and drink IS permitted in the Cecil B. Day Chapel. Restrooms can be found upstairs from the lobby as well as down the stairs.*

*Today's presentation decks are available now at [www.andpi.org/cthg](http://www.andpi.org/cthg). Today's presentations are being live-streamed on ANDP's YouTube channel. Search for "andp91" on YouTube. Our thanks to the team at The Carter Center and Lighting, Production & Equipment.*

**Please join us in thanking our sponsors! Presenting Sponsor - Wells Fargo. Additional sponsorship support from SunTrust Bank & US Bank.**

# Biographies

## In Order of Appearance

### DISCUSSION ON THE HISTORICAL CONTEXT OF THE HOMEOWNERSHIP GAP

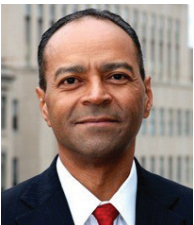


**Lisa Rice** is the President and CEO of the National Fair Housing Alliance (NFHA), the nation's only national civil rights agency solely dedicated to eliminating all forms of housing discrimination. NFHA is also the trade association for over 200 member organizations across the country that work to eliminate barriers in the housing markets and expand equal housing and lending opportunities. NFHA provides a range of programs to affirmatively further fair housing including community development, neighborhood stabilization, training, education, outreach, advocacy, consulting and enforcement initiatives. Ms. Rice is a member of the Leadership Conference on Civil and Human Rights Board of Directors, JPMorgan Chase Consumer Advisory Council, Mortgage Bankers Association's Consumer Advisory Council, Freddie Mac Affordable Housing Advisory Council, Urban Institute's Mortgage Servicing Collaborative, Quicken Loans Advisory Committee, and America's Homeowner Alliance Advisory Board.



**Andre Perry** is a David M. Rubenstein Fellow in the Metropolitan Policy Program at the Brookings Institution. His research focuses on race and structural inequality, education, and economic inclusion. Of particular note, Perry's recent scholarship at Brookings has analyzed majority-black places and institutions in America, focusing on highlighting valuable assets worthy of increased investment. A native of Pittsburgh, Pa., Prior to his work at Brookings, Perry has been a founding dean, professor, award-winning journalist, and activist in the field of education. In 2015, Perry served on Louisiana Governor-elect John Bel Edwards's K-12 education transition committee, as well as New Orleans Mayor-elect Mitch Landrieu's transition team as its co-chair for education in 2010. In 2013, Perry founded the College of Urban Education at Davenport University in Grand Rapids, MI. Preceding his stint in Michigan, he was an associate professor of educational leadership at the University of New Orleans and served as CEO of the Capital One-University of New Orleans Charter Network. Perry earned his Ph.D. in education policy and leadership from the University of Maryland College Park.

### RECENT RESEARCH ON BLACK HOMEOWNERSHIP & WEALTH CREATION



**Jim Carr** is the Coleman A. Young Endowed Chair and Professor in Urban Affairs at Wayne State University, Visiting Fellow with the Roosevelt Institute, and Contributor to Forbes Magazine. He is also Chairman and CEO of Turquoise Bay Investment Partners, an Expert with the Institute for New Economic Thinking and consultant with the Gerson Lehrman Group, Inc. Previously, Jim served as Senior Fellow with the Center for American Progress. Jim also held the position of Senior Vice President for Financial Innovation, Planning and Research for the Fannie Mae Foundation where he built one of the nation's most prestigious housing and urban policy research centers that attracted subscribers for its research and policy publications from more than 30 countries. Jim has served on research or policy advisory boards at numerous colleges and universities, including Harvard University, University of California-Berkeley, and University of Pennsylvania. He is a former Advisory Committee Member of the Federal Reserve Bank of San Francisco Center for Community Development Investments, and Advisory Board Member of the John Marshall Law School. . Jim's recent books include *Replicating Microfinance in the United States* and *Segregation: The Rising Costs for America*. Jim holds a Bachelor of Architecture degree with honors from Hampton University, a Master of Urban Planning degree from Columbia University, and a Master of City and Regional Planning degree from University of Pennsylvania.



**Jung Hyun Choi** is a research associate with the Housing Finance Policy Center at the Urban Institute. She studies urban inequality, focusing on housing, urban economics, real estate finance, and disadvantaged populations in the housing market. Before joining Urban, Choi was a postdoctoral scholar at the University of Southern California Price Center for Social Innovation, where her research examined innovative housing and social policies to enhance quality of life for low-income households. Choi holds a PhD in public policy and management from the Price School of Public Policy at the University of Southern California.



**Dan Immergluck** is Professor in the Urban Studies Institute at Georgia State University. His research concerns housing, fair housing and fair lending, homeownership, housing finance, neighborhood change, real estate, and community and economic development. Professor Immergluck is the author of four books, more than sixty scholarly articles, numerous book chapters, and scores of applied research and policy reports. He has consulted to the U.S. Department of Housing and Urban Development, the U.S. Department of Justice, the Annie E. Casey Foundation, Atlanta Legal Aid, and other organizations. Prior to becoming a full-time academic, Dr. Immergluck spent 12 years in Chicago working in community and economic development. Professor Immergluck has been cited and quoted extensively in the New York Times, the Washington Post, the Wall Street Journal, Bloomberg, National Public Radio, the Guardian, Citylab, and other media. He has testified several times before the U.S. Congress, as well as before the Federal Reserve Board. He has served as a Visiting Scholar at the Federal Reserve Bank of Atlanta and as a Senior Fellow at the Center for Community Progress in Washington, D.C.



**Mandy Eidson** is an Atlanta native and young professional in the local community development scene. She currently serves as Resource Development and Strategic Initiatives Manager for the Atlanta Neighborhood Development Partnership (ANDP). Ms. Eidson received her Bachelor's degree in English from UNC-Chapel Hill and a Masters of Science in Urban Studies from 4Cities, a unique and innovative interdisciplinary master program funded by the European Union in which a cohort of international students spend two years studying in Brussels, Vienna, Copenhagen, and Madrid. Ms. Eidson is passionate about conducting purposeful research and impact measurement to promote equitable outcomes in metro Atlanta.

#### PANEL CONVERSATION ON BARRIERS IMPACTING HOUSING DEMAND



**Marietta Rodriguez** is the President and CEO for NeighborWorks® America, a national, congressionally-charted nonprofit. NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities in all 50 states, District of Columbia and Puerto Rico. In this role, Rodriguez works with senior executives and nationally renowned experts to leverage the power of public-private partnerships. Rodriguez is the executive responsible for leading NeighborWorks America's programmatic support to its 245 member organizations and non-profit partners. In Rodriguez's 20 years with NeighborWorks America she has fostered and motivated a diverse results-oriented team of professionals from across the country. A client of her local NeighborWorks organization, Rodriguez ultimately joined the staff of NeighborWorks America, then known as Neighborhood Reinvestment Corporation, in the Denver regional office. Rodriguez holds a BA from Lake Forest College in Lake Forest, Illinois in International Relations and Spanish and is a graduate of the Kennedy School of Government /NeighborWorks America Achieving Excellence Program. A resident of Washington, D.C. she enjoys live music of all kinds, travel, reading and movies.



**Jeffrey Hicks** started his real estate career in 1995 with Apollo Associates Realty. During his career, Jeff has been a leader at the company and currently serves as an Associate Broker. His concentration has been in the area of acquisitions, feasibility analysis, financial performance, asset management, and sale of real property. On August 1, 2017, Jeffrey was installed as the 30th President of the National Association of Real Estate Brokers (NAREB) in New Orleans, LA. Jeffrey's primary goal as President of the National Association of Real Estate Brokers (NAREB) is to continue the roll out of its Black Wealth through Home Ownership initiative – Two (2) Million New Black Homeowners by implementing an operational management system that supports the program and increases NAREB's value through planning, structuring and organizational control. NAREB is intensely focused on implementing initiatives that identify economic solutions, rebuild communities, increase real estate values, and elevate the rate of Black homeownership. Jeffrey is a native of Atlanta, GA and a graduate of Georgia State University. He is married to Dr. Joya Hicks and they are the proud parents of two children, Jessica and James.



**Bishop Reginald Thomas Jackson** is the presiding prelate of the Sixth Episcopal District of the African Methodist Episcopal (A.M.E.) Church which encompasses over 500 churches in the state of Georgia. A native of Dover, Bishop Jackson enrolled and in 1976 graduated from Delaware State University in Dover, with a Bachelor's Degree in History. Ordained an Itinerant Deacon in 1975 by Bishop Earnest Lawrence Hickman, he was assigned as the supply pastor of Graham AME Church, Greenwood, Delaware where he served for one year, before leaving to go to Atlanta, Georgia to attend Turner Seminary at the Interdenominational Theological Center (ITC), Atlanta, Georgia. In 1978 while still in seminary, and assigned to serve as supply pastor, at St. John AME Church, Coleman St., Atlanta. Upon graduating in 1979, he was appointed by Bishop Hildebrand to St. John AME Church, Jersey City, NJ where he served for two years. He was then appointed in 1981 by Bishop Hildebrand to St. Matthew AME Church, Orange, NJ. This was the beginning of a pastorate that would last 31 years. During his ministry at St. Matthew the congregation grew from about 75 to more than 2800 Disciples of Christ, engaged in ministry, mission and outreach. Included in this number were more than 300 children and youth, to whom he placed special emphasis and time. St. Matthew accepted the motto as "the servant church of the Oranges" and instituted more than 30 ministries to meet the spiritual, emotional, educational, physical and financial needs of both church and community. The Neighborhood and Individual Development Association (NIDA), the church's community development corporation was also founded. In addition a new church edifice was built in 1985 and because of continuous growth a second edifice was built in 2002. The doors of St. Matthew are open seven days a week and the church is a hub of activity for church and community. The church's budget increased from \$50,000 a year in 1981 to \$2,000,000.00 annually. He has been outspoken on every major issue in New Jersey, pressuring the state Supreme Court to order New Jersey to increase spending on poor school districts in the state, adequate funding for charity care, legislation to end predatory lending, ending the death penalty in New Jersey, needle exchange and most notably, legislation to end and make racial profiling a crime, the only state in the nation to pass such a law.



**Nancy Flake Johnson** returned to Atlanta in 2008 to become president/CEO of the Urban League of Greater Atlanta. Well-known across the country for her commitment and innovative approaches to education and advancing the black community through economic empowerment and urban development, Nancy quickly built partnerships in the public and private sectors throughout the metropolitan Atlanta region to drive the Urban League's impact on youth, adults and families through its initiatives and programs. Nancy has developed and steered her committed and qualified team at the Urban League to create impactful programs that meet people where they are and guide them toward financial and economic empowerment. Program platforms benefit job seekers across the spectrum – unemployed and underemployed youth and young adults, professionals, former inmates re-entering society after incarceration, first-time homebuyers, and entrepreneurs, homeless or underemployed adults. In partnership with businesses and other nonprofit organizations, she has increased the League's impact on housing, education, career focused workforce development, business development and job opportunities in underrepresented communities. Before joining the leadership of the Urban League in Detroit in 2006, Nancy operated the Howard University Small Business Development Center in the University's School of Business where she inaugurated innovative programs that elevated attention to diverse entrepreneurs and business leaders around the nation and operated her own accounting and consulting firm in her hometown of Detroit. Nancy earned her Bachelor of Business Administration degree with a concentration in Accounting from Howard University in Washington, D.C., and received a Master of Science in Taxation from DePaul University in Chicago.



**Hugh Rowden** is Senior Vice President and Head of Engagement Initiatives & Mortgage Outreach with Wells Fargo & Company. As member of the Community Relations Executive Leadership Team, Hugh leads national teams which include an "Innovation initiatives team, a management collaboration team, and a housing outreach team" focusing on critical enterprise-wide community engagement initiatives for housing issues, as well as a host of other responsibilities. He often says "we're problem solvers" that connect Wells Fargo to some of the communities' most pressing needs. Hugh's responsible for leading initiatives and collaboration with national nonprofit organizations, local housing counseling agencies and legal aid agencies in support of homeownership education, home preservation and special community programs. His team focuses on helping customers and community stakeholders in challenging times. Rowden's previous roles with Wells Fargo include interim - community relations leader managing local foundation giving and community development activities, local government relations regional director, mortgage servicing outreach director and retail mortgage sales manager for the Southeast Region. He attended the University of Northern Colorado for his undergraduate degree, the University of Arkansas Sam M. Walton School of Business for Middle Management Leadership Development, and earned his Executive MBA from Mercer University at The Eugene W. Stetson School of Business and Economics.



## PANEL CONVERSATION ON HOUSING SUPPLY



**John O'Callaghan** is President and CEO of ANDP, an affordable housing nonprofit organization and chartered member of the NeighborWorks network, currently focused on addressing housing recovery in neighborhoods with high levels of negative equity and preserving affordable housing in areas with high market appreciation. One of the nation's largest nonprofit redevelopers of vacant foreclosed homes, ANDP has rehabbed nearly 500 vacant, deteriorating homes for new owners. His nonprofit experience includes time with United Way, The American Red Cross and Fannie Mae. O'Callaghan spent nearly a decade in local government, serving as a Fulton County Commissioner, Atlanta City Councilmember and Director of Intergovernmental Affairs under Atlanta Mayor Maynard Jackson. O'Callaghan serves on the boards of the Atlanta Metropolitan College Foundation, National Housing Conference, Framework Homeownership, and the Housing Partnership Network. O'Callaghan also serves on Atlanta Regional Commission's Environmental Land Use Committee. O'Callaghan received his Bachelor's degree from Georgia Tech.



**Cindy Holler** is President and Chief Executive Officer of Community Housing Capital where she brings strong leadership qualities and extensive experience in the community development field. Ms. Holler is the former SVP of National Real Estate Development Strategy for Mercy Housing Inc. She is Vice-Chair of the Board of the Housing Partnership Equity Trust (HPET) and continues to assist other non-profits like Mercy to acquire real estate. Before joining Mercy Housing, Ms. Holler was a National Director for Housing and Community Development for Fannie Mae. Ms. Holler has served as President/Chief Operating Officer of both for-profit and non-profit real estate development companies in New York, Ohio, and Chicago. In these roles, she has overseen the development of over 5,000 units of housing, making significant impacts in local neighborhoods and regional markets. Ms. Holler received a Bachelor's degree in political science/rhetoric and communications from Kent State University and a Master's degree in City and Regional Planning/Real Estate from Pratt Institute in New York City. She is a graduate of Harvard University's School of Design Advanced Management Degree Program.



**Lisa Y. Gordon CPA**, is President and CEO of Atlanta Habitat for Humanity—one of the top 10 Habitat for Humanity International affiliates in the United States. She is a recognized leader in transformational redevelopment efforts for quality affordable housing and neighborhood revitalization. Prior to joining Atlanta Habitat, Ms. Gordon served as VP and COO for the Atlanta BeltLine, Inc.; cabinet member in former Atlanta Mayor Shirley Franklin's administration; City Manager of East Point, GA; and Assistant City Manager of Austin, Texas. Ms. Gordon received her Bachelor's from Georgetown University as well as a Masters of Public Administration from Syracuse University and Masters of Accounting from Nova Southeast University. She serves on the advisory boards of several organizations including the Urban Land Institute, International Women's Forum, and Women's Affordable Housing Network and has received distinctions such as the YWCA of Greater Atlanta's 2017 Women of Achievement award and Bisnow magazine's Top 40 most influential women in commercial real estate in 2014.



**Michael Neal** is a senior research associate in the Housing Finance Policy Center at the Urban Institute. Previously, Michael worked at Fannie Mae where he was a director of economics in the Economic and Strategic Research division. Prior to his service at Fannie, Michael was the assistant vice president at the National Association of Home Builder's Economic and Housing Policy department. As a housing economist, Michael has an in-depth knowledge of housing market trends and has provided expert analysis and commentary on housing to media outlets around the country. Previously, Michael worked at the Congress' Joint Economic Committee, within the Federal Reserve System, the Congressional Budget Office, and at Goldman Sachs. Michael has a master's in public administration degree from the University of Pennsylvania and a bachelor's degree in economics from Morehouse College.



**Tayani Suma** is Vice President, Real Estate with Atlanta Neighborhood Development Partnership. Tayani oversees all real estate development and asset management activities for the company, including at-scale single family scattered site work as well as mixed income multifamily developments. She manages a diverse team that includes core staff as well as an array of external consultants. Tayani is a seasoned community development professional with over twenty years of experience in real estate and economic development in disinvested communities. She has worked with various property types and many financing sources, including New Markets Tax Credits, Historic and Low Income Housing Tax Credits, taxable and tax-exempt bond financing, conventional debt and equity, Neighborhood Stabilization Program as well as other public and private subsidy and grant programs.

## PANEL CONVERSATION ON POTENTIAL POLICY SOLUTIONS



**Tristan R. Bréaux** joined NHC as a policy director in September 2018 and brings 10 years of policy and legislative experience. He has extensive experience on Capitol Hill, working for former Rep. John Spratt (D-S.C.), the House Budget Committee, former Sen. Kay Hagan (D-N.C.) and most recently Del. Eleanor Holmes Norton (D-D.C.). Tristan also has professional experience in community engagement, having served as a community affairs director for the Norfolk Sheriff's Office, where he established financial training, housing education and increased workforce readiness within the jail. Tristan served as a commissioner on the Mayor's Commission on Poverty Reduction in Norfolk, Virginia and the Mayor's Juvenile Justice Advisory Group in Washington, D.C. He also served on the Board of Trustees at Washington Mathematics Science Technology Public Charter High School in Washington, D.C. Tristan holds a bachelor's in political science from Norfolk State University and a master's in criminal justice from Liberty University.



**Commissioner Larry Johnson** represents District 3 of DeKalb County. Because of his background and efforts in the field of public health, Commissioner Larry Johnson was appointed in 2005 to chair the Health Disparities Subcommittee of the Health Steering Committee for NACo, the National Association of Counties. In 2008, he was appointed as Vice Chair of the NACo Health Steering Committee. The Health Steering Committee has jurisdiction, on a national policy level, over all matters pertaining to health care delivery and financing including: indigent care health, care for the uninsured, Medicaid, Medicare, long-term care, local public health programs, mental health, substance abuse and development disabilities. Another initiative that Commissioner Johnson has instituted is the Prescription Discount Drug Card. Through the National Association of Counties (NACo), Commissioner Johnson implemented the program in DeKalb County where participants in the program will save up to 20% off of their prescription drug costs not covered by any other insurance. Commissioner Johnson is the former communications director for the Association of Black Cardiologist, and former manager for the Fulton County Department of Health & Wellness, where he managed the REACH Program — Racial and Ethnic Approaches to Community Health — a federal initiative that included the goal of eliminating racial and ethnic disparities in health by the year 2010. He has a Bachelor's degree in Community Health and a Master Degree in Public Health.



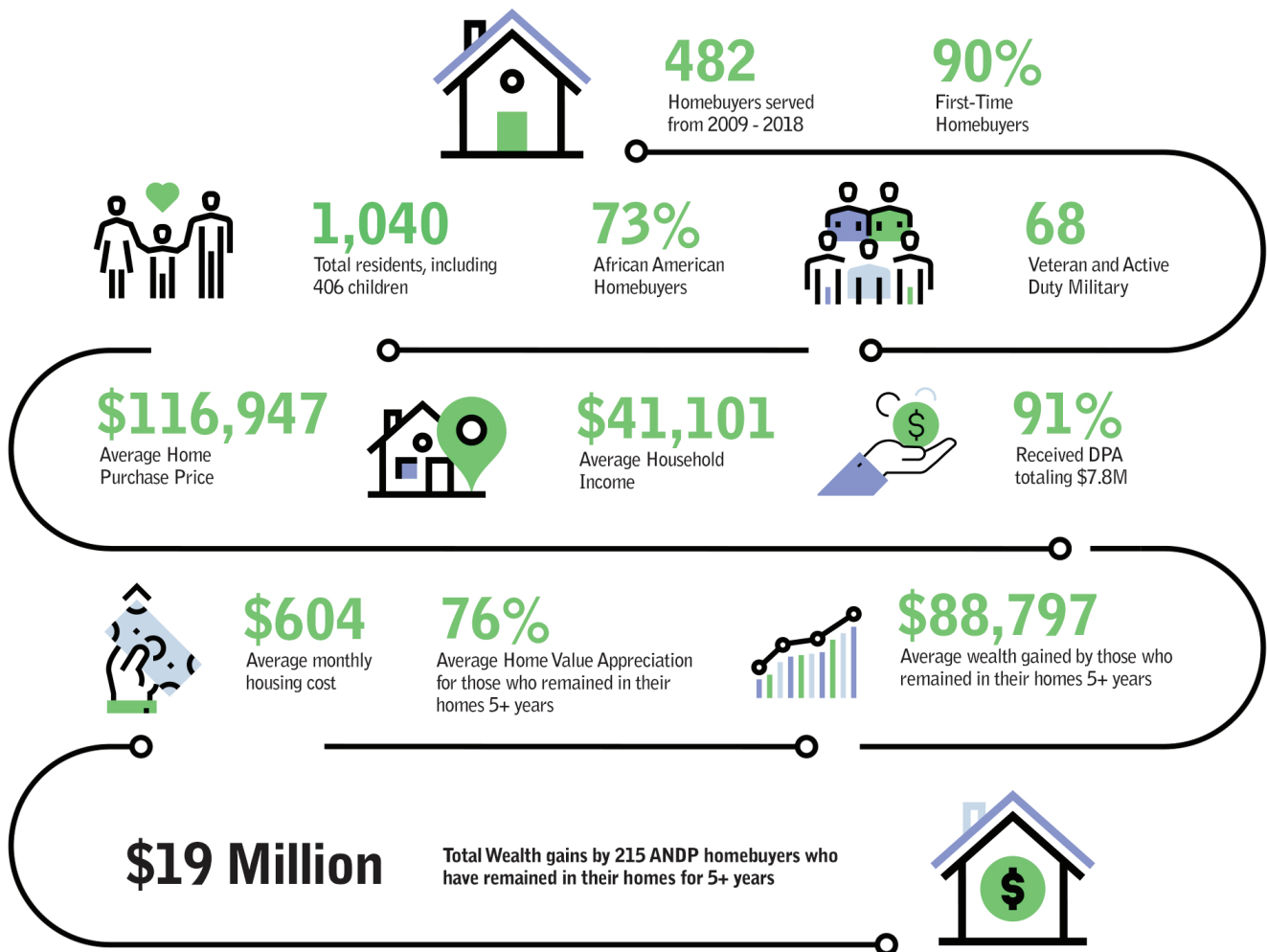
**Alanna McCargo** is vice president of the Housing Finance Policy Center at the Urban Institute, leading development and strategy of research programming for the center. She most recently led research programs on racial wealth and homeownership gaps and the need to expand housing finance options at the low end of the market, notably small-dollar mortgages. Previously, McCargo held leadership roles with CoreLogic Government Solutions, JP Morgan Chase, and Fannie Mae, managing data initiatives, policy research efforts, and mortgage portfolio activities. She also worked alongside the Treasury Department on housing recovery programs from 2008-2011. She serves on the Aspen Institute's advisory group for its Expanding Prosperity Impact Collaborative (EPIC). McCargo also serves on community nonprofit boards and committees, focusing on her passion for helping underserved populations with financial literacy, economic stability, and housing security. She is on the board of Doorways for Women and Families and advisory board of DC Habitat for Humanity.



**Kristin Siglin** is currently Vice President of Policy and Partnerships at the National Community Stabilization Trust, responsible for NCST's advocacy that advances policies to help communities address blight and high rates of vacant, abandoned and distressed properties. Kristin works with NCST's sponsors, local partners, and other allies to support policy change that uses the lessons of NCST's work in communities in order to foster sustainable homeownership to build assets for individuals and neighborhoods. Before coming to NCST, Kristin was Senior Vice President, Policy at Housing Partnership Network, a business collaborative of nearly 100 high-performing nonprofits that finance, develop and manage affordable housing and community development projects. Prior to that, Kristin had various roles at Enterprise Community Partners, a community development intermediary and syndicator of the Low Income Housing Tax Credit. She managed a special project that commissioned and disseminated original research on school-centered community revitalization. In 2001-2003 Kristin was the Policy Director of the Millennial Housing Commission, a 22-member bipartisan commission charged by Congress with examining the nation's housing policy and making recommendations to improve the affordable housing delivery system. Kristin worked on Capitol Hill for ten years, including a stint as the Minority Staff Director, Subcommittee on Consumer and Regulatory Affairs of the Senate Committee on Banking, Housing and Urban Affairs. She also served on the personal staff of Senator Christopher S. Bond (R-MO) and Representative Jim Leach (R-IA.) She has an AB in History, Magna Cum Laude, Brown University, Providence, Rhode Island.

# Creating Homeownership & Economic Opportunity

A study of ANDP homebuyers served since the foreclosure crisis.



ANDP recently examined its homebuyer records in order to better understand our impact on the families and communities we've served since the beginning of the foreclosure crisis. In particular, we sought to answer the following questions:

1. How many ANDP homebuyers are still living in their homes?
2. What cost savings have ANDP homebuyers experienced in comparison to similarly-situated renters?
3. How much wealth have our homebuyers gained through the provision of down payment assistance home value appreciation, and mortgage pay-down?

We're pleased to share the results of our findings today.

- 482 homebuyers studied
- 447 or 93% still own their homes
- 32 sold their homes, 3 were foreclosed
- 90% first-time homebuyers

- 73% African American homebuyers
- 1,040 residents, includes 406 children
- 68 homebuyers were Veterans
- Average home price \$116,947
- Average household income \$41,101
- 91% received down payment assistance
- Average monthly housing cost \$604
- Of the 482 homebuyers studied 215 have been in their homes for 5+ years
- Of these 215 homebuyers, the average home value appreciation was 76%
- Of those in their homes for 5+ years, the average wealth gain is \$88,797
- Homeownership has generated \$19 million in wealth for our homebuyers.

Download the full report at [www.andpi.org/wealth](http://www.andpi.org/wealth)



ATLANTA  
NEIGHBORHOOD  
DEVELOPMENT  
PARTNERSHIP, INC.

Building the region's future,  
neighborhood by neighborhood

229 Peachtree St NE Ste 705  
Atlanta, Georgia 30303-1605

[www.andpi.org](http://www.andpi.org)  
[www.andphomes.org](http://www.andphomes.org)

Share today's conversation on your social  
networks! @andpinc #deletethegap

Carter Center Wifi = TCC Guest  
Password = 4044205100



  
CHARTERED MEMBER