



Assets for Independence University

Advanced Homeownership

Tuesday, November 6, 2007

3:00 p.m. – 4:30 p.m.

Repeated

Wednesday, November 7, 2007

8:30 a.m. – 10:00 a.m.

Session Agenda

Description

Purchasing a home is the major wealth-creation activity for many Americans and represents the most frequent asset purchase requested by IDA accountholders. Selecting the right home has become increasingly challenging for low- and moderate-income families with a growing array of asset-stripping products from subprime loans to balloon notes. Panelists will discuss homeownership tools and products that can help IDA accountholders make the best homeownership decisions. The panelists will also discuss ways to avoid predatory loan products and prevent home foreclosure. The workshop will feature NeighborWorks America's homeownership centers and the Campaign for Homeownership. The workshop will also highlight strong AFI projects in Winston-Salem, North Carolina, and Houston, Texas, that are leaders in innovative homeownership strategies.

Agenda

Introduction: Robert O. Zdenek
National Housing Institute

Milton Sharp, Jr., NeighborWorks America
Presentation 1

Dan Kornelis, Forsyth County Department of Housing
Presentation 2

Stephan Fairfield, Covenant Capital
Presentation 3

Questions and Answers

Presenter Bios

Robert O. Zdenek, Interim Director ***National Housing Institute (NHI)***

Robert O. Zdenek, DPA, is Interim Director of the National Housing Institute (NHI) in Montclair, New Jersey prior to heading NHI, he was Principal of Robert Zdenek Associates, a consulting firm that worked with over 30 national, regional and local clients, including the U.S. Department of Health and Human Services, Office of Community Services. Mr. Zdenek's other major professional opportunities include serving as Vice President of Community Building at United Way of America; President of United Way of Somerset County; Director of Economic Development at New Community Corporation; Senior Associate at the Annie E. Casey Foundation; and long-time President of the National Congress for Community Economic Development. He has written extensively on community economic development topics and co-authored a book with Carol Steinbach titled *Managing Your CDC: Leadership Strategies for Changing Times*. Mr. Zdenek has served on over 15 boards of directors and currently serves as a board member for National Disability Institute, Manna Ventures and Leadership Committee; and Global Urban Development. He has a doctorate in Public Administration from the University of Southern California and is adjunct faculty at the Robert J. Milano Graduate School of Management and Urban Policy at New School University. He is a frequent speaker and columnist.

Milton Sharp, Homeownership Specialist ***NeighborWorks America***

Milton Sharp, Jr., is Homeownership Specialist for the NeighborWork's Campaign for HomeOwnership National Initiative. Mr. Sharp oversees financial education, minority homeownership initiatives, homeownership education programs, and wealth building strategies including IDAs. He is former Vice President of Isles, Inc. Financial Self-Reliance Program in Trenton, New Jersey, and has worked as a consultant and manager in the retail banking industry for over nine years. He is scheduled to receive a Masters in Community Economic Development from Southern New Hampshire University in May 2008.



Dan Kornelis, Director of Housing
Forsyth County, North Carolina

Dan serves as the Housing Director for Forsyth County, North Carolina, and has held this position since 1988. He helped form the Forsyth County IDA Consortium which has provided homeownership opportunities to over 300 families in the last six years. Mr. Kornelis is licensed realtor and residential and commercial appraiser trainee, and he performs real estate market analysis studies. Also, Mr. Kornelis is a national consultant under contract to the National Federation of Community Development Credit Unions and is a member of the Assets Alliance. Mr. Kornelis graduated with a Master's Degree in Community and Regional Planning from North Dakota State University in 1982.

Stephan Fairfield, President
Covenant Community Capital Corporation

Stephan Fairfield is founder and CEO of Covenant Community Capital in Houston, where he helps low-income families improve their quality of life by providing access to financial literacy, education, entrepreneurship, and affordable homes. Since 1992, Mr. Fairfield has developed 941 new homes and provided equity for another 900 homes for families earning \$8,000 - \$40,000. During welfare reform, in an effort to create more living wage jobs, he started a call center that now employs 700. After spending 12 years overseeing a successful grassroots effort to renew the Fifth Ward - Houston's poorest neighborhood - his work is now focused on fostering economic integration and access to quality schools and jobs.

Mr. Fairfield is a Harvard University Loeb Fellow, and he received his B.A. from Baylor University, which recognized him with its Outstanding Young Alumnus award. His work in the Fifth Ward received Fannie Mae's Maxwell Award, the Social Compact Award, *Houston Business Journal's* Legacy Award, the Appraisal Institute's Ace Award, and Houston Jaycees' Outstanding Young Houstonian. He lives in the Fifth Ward with his wife and three daughters.