



Resident Task Force Manages Middle Neighborhoods Through Thick and Thin

Best Practice from the Grandmont-Rosedale Neighborhoods and the GRDC



In 2009, when foreclosures were leaving a trail of vacant homes through the Grandmont-Rosedale neighborhoods of Detroit, neighborhood residents stepped up and formed the Vacant Property Task Force (VPTF) to manage the impact vacant properties had on the several neighborhoods in the Grandmont-Rosedale area.

Partnering with the Grandmont Rosedale Development Corporation (GRDC), the VPTF launched and managed a broad array of volunteer-led efforts, including cataloguing and mapping vacants, maintaining property exteriors, and even decorating them during holiday seasons. An action that gained the VPTF national acclaim was their discovery --and the subsequent successful prosecution -- of deed fraud occurring in vacant properties.

As the foreclosure crisis subsided, the VPTF turned their attention to a number of other key issues in the neighborhood. They've planted community orchards on vacant lots, operate a tool lending library, broker action between neighbors and code enforcement and other city departments, and stay in touch through a network of block leaders.

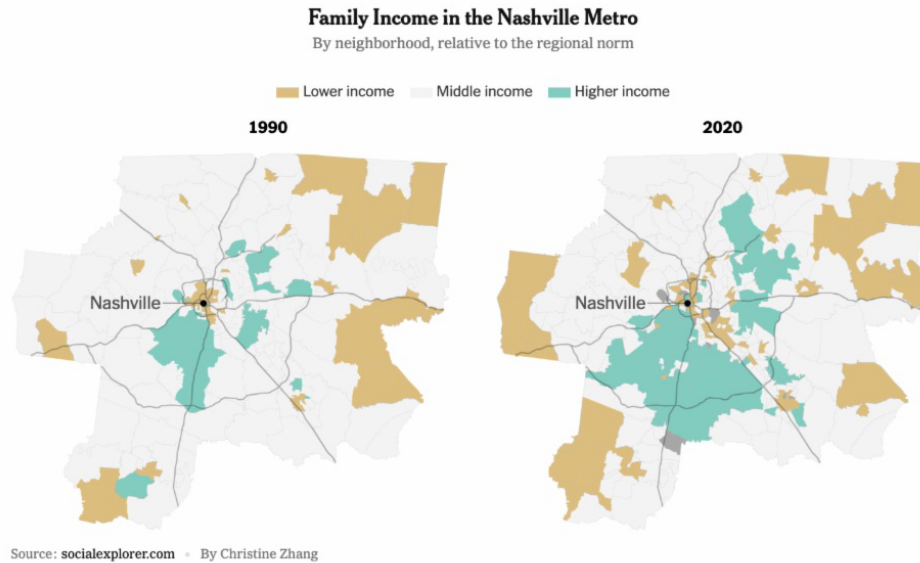
Learn more about this successful neighborhood volunteer group in our Best Practice report [HERE](#).

New York Times Article Shares New Data on Shrinking Middle Neighborhoods

A recent New York Times article by Sophie Kasakove and Robert Gebeloff, [The Shrinking of the Middle-Class Neighborhood](#), shared troubling data on the loss of middle neighborhoods between 1990 and 2020. This article is a must-read for middle neighborhood practitioners and policy makers. Comparison maps were presented for Nashville and Durham (see below), and graphs on the share of families living in middle

neighborhoods in 1990 and 2020 were presented on the top 25 metro areas.

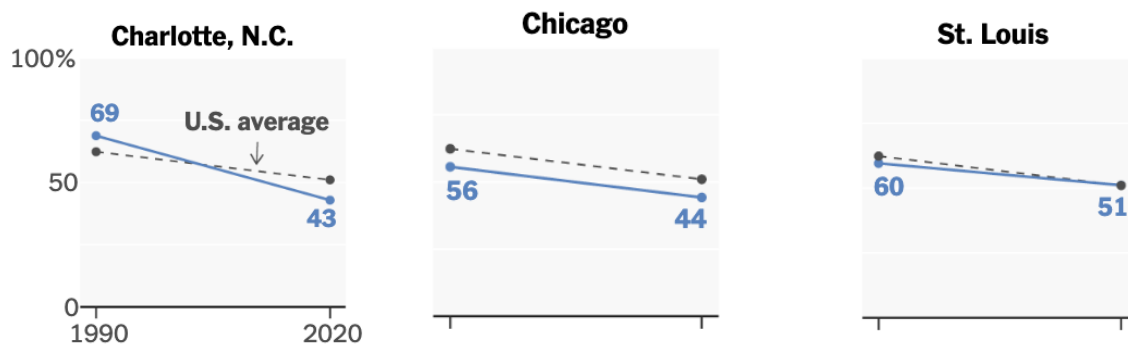
Also note the data source on these images: socialexplorer.com. It is a subscription data visualization platform with built-in data sets, with a free 7-day trial option.



The top 25 metros showed losses in the share of families living in middle-income neighborhoods ranging from 9% in Houston and St. Louis, to 26% in Charlotte, NC. Source: New York Times.

Change in the share of families living in middle-income neighborhoods

For the largest metro areas, ordered by change from 1990 to 2020.



ACTION STEPS

This article is an opportunity to educate your fellow practitioners, neighborhood residents and local policymakers on the challenges facing middle neighborhoods in your communities.

- Share the link to the article with your constituents, peers and policymakers. Add information about your work in middle neighborhoods.
- Write an op-ed for your local newspaper that references this article, comments on its highlights and brings the issue home to your community with your work.
- Organize a round table event with local leaders in the civic, business and government circles to discuss the implications of the article for prospective homebuyers now and in future generations - as well as on the long term tax base of the city. Come prepared with similar data on the middle neighborhoods in your own community. Consider driving the meeting toward an action plan to learn more about middle neighborhoods in your community and to develop strategies to reverse their decline.



National Community Stabilization Trust Announces New President

After a six-month, nationwide search, the National Community Stabilization Trust (NCST) has named Christopher J. Tyson as its next President. Tyson began at NCST on July 5. NCST, with partner NeighborWorks America, is the institutional home of the National Middle Neighborhoods Initiative.

“Please join me in welcoming Christopher Tyson to NCST. In addition to being a distinguished scholar and thought leader, Chris is an experienced community development executive. He brings a wealth of experience in real estate development, public finance, and land banking, as well as a deep and abiding commitment to equity and inclusion,” said Andrew Jakabovics, NCST Board President. “Chris has the vision, skill, and heart to increase NCST’s impact and lead NCST’s next chapter. I’m excited to have someone with his diverse background and demonstrated talent as our next President.”

Over the course of his career Tyson has promoted racial equity in housing and urban development through his speaking, scholarship, and advocacy. He previously worked as a real estate and land use attorney in private practice and served on the Washington, DC staff of former United States Senator Mary L. Landrieu.

Tyson will succeed NCST’s immediate past President, Julia Gordon, who was recently appointed by President Biden to be the Assistant Secretary for Housing and Federal Housing Commissioner.

July Community Engagement Chat

Next Engagement Chat

Wednesday, July 20

Noon – 1:00 p.m. Eastern time.

We hope you can join us!

Zoom:



<https://us06web.zoom.us/j/86858282866>

All are welcome!



Webinars in the Works

We're working on these topics over the next few months. If you have ideas for webinars you'd like to see or that you'd like to help develop, [let us know](#).

July

- **Appraisal Bias: Key Findings and Recommendations from the Philadelphia Appraisal Bias Task Force**

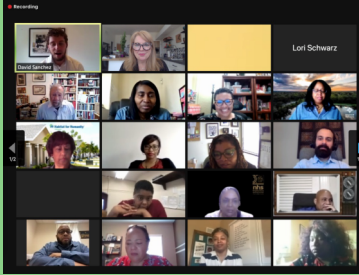
August

- **Equitable Place-Centered Strategies for Safer Communities**
- **Mountain Town Migration: Understanding the Impacts of the Covid-19 Pandemic on Middle Neighborhoods in the Mountain West**
- **Centering Family Prosperity in Black Middle Neighborhood Revitalization**

September

- **Dealing with the Onslaught of Investors in Neighborhoods: Actionable Recommendations**
- **Shared Equity Strategies to Increase Affordable Homeownership Opportunities in Middle Neighborhoods**
- **Partnering with Community Development Financial Institutions (CDFIs) to Bring Capital into Middle Neighborhoods**

Recent Webinar Recordings



Mortgage Refinance as a Tool for Stabilizing Middle Neighborhoods **Watch Now**

With:

Elena Gonzales, Homewise

Steven Meyer, Renew Indianapolis

Marcia Nedland, Principal Fall Creek Consultants & Organizer, Middle Neighborhoods Community of Practice

Boosting Neighborhood Strategy: Collecting and Mapping Primary Parcel-Level Data **Watch Now**

With:

Jack Dougherty, Youngstown Neighborhood Development Corporation

Becki Kenderes, Grandmont-Rosedale Development Corporation

Marcia Nedland, Principal Fall Creek Consultants & Organizer, Middle Neighborhoods Community of Practice

Shut Out: Exploring the Impact of Institutional Investors on Middle Neighborhoods **Watch Now**

With:

Timothy Kobie, PhD, Business Process Analyst, City of Cleveland, Ohio

Jayne Lucas-Bauer, Neighborhood Development Project Manager, Old Brooklyn CDC

Sally Martin, Housing Director, City of South Euclid, Ohio

Jeff Verespej, Executive Director, Old Brooklyn CDC

Find all recordings of the Middle Neighborhoods' webinar series
[HERE](#)

Webinars are co-sponsored by the **Middle Neighborhoods Community of Practice**, the **National Community Stabilization Trust**, and **NeighborWorks America**.

In the News + Resources

Please send us links to articles about your work in middle neighborhoods or topics relevant to middle neighborhoods.

1. What's Up With the Crazy Housing Market?, Ronda Kaysen, New York Times, July 8, 2022.
2. The Shrinking of the Middle-Class Neighborhood, Sophie Kasakove and Robert



- Gebeloff, New York Times, July 6, 2022.
3. [Affordable housing program in Philly makes ownership more than a pipe dream for some](#), Aaron Moselle, WHYY NPR Philadelphia, July 5, 2022.
 4. [President Biden Announces New Actions to Ease the Burden of Housing Costs](#), White House, May 16, 2022.
 5. [Killing the American Dream: Report finds large corporations are buying homes, blocking middle-class buyers](#), News 12 New Jersey, May 3, 2022.
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CoP Reports + Action Items

Out and About: The CoP welcomes new Grandmont Rosedale Development Corporation (GRDC) Executive Director Michael Randall. Mike will be joining our panel at the September [Reclaiming Vacant Properties Conference](#), *Dealing with Vacant Property in the Unique Market Conditions of Black Middle Neighborhoods*.

Custom Webinars: We often get requests for custom webinars on middle neighborhoods, which we gladly deliver! Please let us know if you'd like one for your staff, board, network, or community.

CoP Listserv: Don't forget to use our listserv, MiddleNeighborhoodsCoP@googlegroups.com to share announcements, news articles, questions and the like. If you are in the CoP, you are already a member of the listserv. If you are not a CoP member, but would like to join the listserv, email us.

Actions You Can Take to Grow and Support the CoP

1. Join and participate in the listserv, MiddleNeighborhoodsCoP@googlegroups.com. This is the most direct way for CoP members to interact with each other. Share your questions and successes.
2. Submit an article, news item, or resource idea for the newsletter to us.
3. Host a Middle Neighborhoods 101 webinar for people in your organization or community to help them learn about middle neighborhoods and launch a discussion on local opportunities. us will help you plan this and deliver the webinar with you.
4. Submit an idea for a webinar or case study topic to us.
5. Convene (virtually until in-person meetings are advisable) with other CoP members in your region to discuss a particular issue, or to start creating a regional action agenda. us can help you contact your peers and plan your convening.
6. We can also help you convene a group of CoP members by interest rather than geography. Past convenings have included city government representatives.
7. Represent middle neighborhoods in local policy discussions. us share some talking points.
8. Propose and conduct a session on middle neighborhoods for conferences and other convenings or groups you participate in. us help with the proposal, recruiting panelists, planning, etc.