



San Antonio, Texas

February 26-28, 2024

Partners of Neighborhood Economics



TEXAS
METHODIST
FOUNDATION

TRINITY
CHURCH
WALL
STREET



H.E. BUTT
FOUNDATION



REDF
An investment that works.



SPURS
SPORTS & ENTERTAINMENT



Episcopal Diocese of Texas
Faith City Church

The Firehouse Community Art Center
Lawndale Community Church

The Cultural Soul Project
Still Austin



SEED·SPOT



IMPERATIVE 21



You are a Tangible Sign of Hope



Your presence here in San Antonio stands in contrast against the noise of our broken economy.



You represent a tangible sign of hope against the backdrop of a dominant and false story about the economy. It's a tired and exhausted story that defaults to greed, exploitation, and extraction. We trust that you are here because you are already a part of the growing movement towards creating local and just economic systems.

Your task and calling is to repair local economies. Our role is to bring you together.



At Neighborhood Economics, we convene the people working on system change, the early adopters who are nurturing the innovations that create assets in disinvested neighborhoods. These include everything from innovative housing solutions to community-owned commercial real estate and entrepreneurship. We are bringing together a new and powerful coalition working on subverting redlining and making taxation fair for everyone.



More than ever, we believe that if we don't repair local economies, so many of our other efforts of change will be unsustainable. We believe that you are engaged in some of the most important work in the country, but we also know you might be feeling exhausted and alone. Some of you might even be wondering if your seemingly small efforts against the backdrop of the massive national economy are even worth it.

This is why we gather.



We want you to meet other early adopters and the innovators like yourselves who hunger for connection, who come together to learn from each other. We connect the people who are responding to the moral hunger that fuels this movement.

So who, you ask, are we?



Some of you here are from local and large national foundations, congregations. Some are faith leaders. Those gathered comprise both clergy and lay, activists, faith-based institutional investors, banks, CDFIs, entrepreneurs, health care systems, colleges, seminarians, new loan funds, innovators with giving to invest funds, civic leaders, and even an NBA team.

Whoever you are, whatever group you represent, we are so glad you are here.



We have worked hard not only to present new ideas in our sessions, but also to create multiple environments of connection. We all know that some of the most transformative moments happen over meals, in the hallways, at parties, and even on the dance floor! We hope you can make as many new friends as possible because these connections not only tell a more hopeful story, but they also show that this movement is real.

Your presence here in San Antonio is a signal against the noise.



We are so glad you are here.



Neighborhood Economics was birthed in 2014 out of SOCAP, the world's largest conference on impact investing. SOCAP describes itself as the conference at the intersection of money and meaning. Over time, Kevin Jones, Rosa Lee Harden, and Tim Freundlich, SOCAP's three principal founders, discovered that with more money in the room meaning often got pushed to the margins.

When they sold SOCAP, Kevin and Rosa Lee – along with Tim Soerens, who had curated the SOCAP meaning track – continued to work with a more local, community-based, and faith-friendly focus. They found they wanted to build a conference with a clearer focus on meaning that couldn't be pushed aside. Neighborhood Economics was born to respond to the growing moral hunger to repair an economy that has made the rich richer and the poor poorer. It is a conference where people of faith have a role in making the system change. Neighborhood Economics wants to build the table large enough for everyone to have a seat.

Neighborhood Economics has hosted events in Louisville, Cincinnati, Washington, D.C., San Francisco, Indianapolis, and Jackson, Mississippi. Neighborhood Economics is also planning retreats on topics related to thriving local economies.

Follow Neighborhood Economics by subscribing:

- To our newsletter @neighborhoodeconomics.org
- On Twitter [@neberecon](https://twitter.com/neberecon)
- Instagram and LinkedIn [@neighborhoodeconomics](https://www.instagram.com/neighborhoodeconomics)

We are thrilled to FINALLY be in San Antonio! At SOCAP19 we announced that we would be launching a new brand: Faith+Finance. Faith+Finance is particularly aimed at bringing faith conversations into the finance arena, hoping to encourage congregations of all types to take up the role of prophets about the need for the economy to serve all of God's children and to become moral leaders in today's growing financial crisis. As part of this call to action, we named this Faith+Finance event "Reimagining God's Economy."

Our first event was planned for May of 2020 in San Antonio. Of course, that did not happen, but what did happen over the next two years was an exploration of how to best have these needed conversations. Out of several online offerings, we realized that the Faith+Finance conversations flourished within the context of how congregations best engage in their own neighborhoods. But we also realized that sometimes people of faith need access to tools that aren't as commonly known in faith circles. So we started planning our next events as part of a broader conversation of Neighborhood Economics, while we made sure that Faith+Finance content would be deeply embedded.

In late 2022, Rev. Leroy Barber joined the team as our Executive Director and has been traveling all around the country for the last year telling this story. He is happy to come to you, too. **If you would like to have a speaker in your congregation or community about the role of faith in the economy, please reach out.** Both he and Rosa Lee, who is an Episcopal priest, love to travel and to talk about the role of people of faith in building God's Economy.

Follow Faith+Finance by subscribing:

- To our newsletter @faithfinance.net
- On Twitter [@faithfinancenet](https://twitter.com/faithfinancenet)
- Instagram [@faithfinancenet](https://www.instagram.com/faithfinancenet)

Conference Session Themes

We picked six themes that capture the work of people who are creating the new economy. It starts with **entrepreneurship** – the people starting the initiatives that will create economic justice, and it includes the patient, **catalytic capital** that helps them reach their potential. It moves on to the initiatives that are **creating assets** like innovative housing solutions in neighborhoods usually left behind.

We have a strong emphasis on the **role of people of faith** in transforming the economy. The biggest new movements gaining ground are **shared ownership**: employees, not bosses, owning the company and **subverting redlining**: turning the tide on decades of unfair taxation in order to create economic justice. And for those new to this world, there are **101 sessions**.

The colors you see here correspond throughout the book to the themes as displayed here. For example, if a session title is in purple, that means it is a Faith+Finance themed session, or light blue, that it is in the Catalytic Capital theme.

101 SESSIONS

These sessions are shaped to be good overviews and introductions for people new to this work.

CATALYTIC CAPITAL

Patient, often philanthropic, investment capital understands there is a cost to doing good that is essential for system change. A host of new giving-to-invest philanthropy funds are making that available to everyone, not just foundations. This is the place traditional market rate rules don't get the job done.

CREATING ASSETS

Our sessions about real property assets range from innovative new housing solutions, including investable workforce housing on church land, to commercial real estate models where the community can engage in ownership, to preserving neighborhoods from predatory hedge fund displacement through asset ownership by the community.

SHARED OWNERSHIP

Shared ownership - employees buying out businesses - is a growing movement with more catalytic funders focusing on it. Our sessions show the range of possibilities, including one of the new innovative employee ownership trusts that are beginning to be used more broadly.

ENTREPRENEURSHIP

Entrepreneurship is the path to wealth for marginalized communities, but it's more than an individual entrepreneur's hero journey. We track what creates a thriving entrepreneurial ecosystem, including the path to funding.

SUBVERTING REDLINING

Explore innovative new methods and powerful alliances to undo the damage of redlining, ensuring fair property taxes and fair application of the rules to all. In addition to a session on the Main Stage, there are two break-out sessions about this topic.

FAITH+FINANCE

Our Faith+Finance theme has two streams. The first is what people of faith can do to make change, using their influence on behalf of those who aren't heard, preaching on economic justice, and crafting a new, practical theology of money to help get people in the pews engaged in the work.

The second stream is about a congregation's role in revitalizing neighborhoods and new forms of shared and mixed community use of congregational spaces, as well as keeping the core mission intact during an asset sale. We are thankful to Shannon Hopkins and her team at RootedGood for their leadership in the Church Assets conversation.



SAAACAM
218 S PRESA ST

THE GUNTER HOTEL

311 N ST MARY'S ST

Second Floor: Yellow Rose, Magnolia, Bluebonnet
Third Floor: Baker



THE ALAMO
300 ALAMO PLAZA

E HOUSTON ST

NAVARRO ST

N ST MARY'S ST



E TRAVIS ST

TRAVIS PARK CHURCH

230 E TRAVIS ST

Main Floor:
Registration, Sanctuary, Labyrinth

Second Floor:
Breakout Rooms A & B

Downstairs:
Fiesta Hall (Dining)



SAN ANTONIO | THE SAGA
MAIN PLAZA • 115 NORTH MAIN

Tuesday Evening Viewing
at 9:00pm



W HOUSTON ST

N FLORES ST

N MAIN AVE

LEGACY
PARK

W TRAVIS ST



**PINKERTON'S
BARBECUE**

107 W HOUSTON ST

Tuesday Evening Party
at 6:00pm

RIVER
WALK

SAN ANTONIO RIVER

Monday

February 26, 2024



Photo credit: Centro SA

8:15 AM

Registration Opens

TRAVIS PARK CHURCH LOBBY

Continental Breakfast

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

9:15 AM

Opening Session

TRAVIS PARK SANCTUARY

Our opening plenary starts with introductions to our conference themes: innovative housing solutions, entrepreneurship, the role of people of faith in economic justice, the growing movement of shared ownership, and subverting redlining. This panel is followed by Patricia Mejia, from the San Antonio Spurs Foundation, helping us understand the landscape of community economic development here in San Antonio. Tim Freundlich will also give us a quick tutorial on giving as a means of impact investing. And we've asked David Erickson from the New York Fed to close this morning by provoking our thinking and getting us moving.

Tim Soerens, Patrick Duggan, Lisa Greenwood, Carol Naughton, Jeremiah Robinson, Patton Dodd, Aisha Benson, Patricia Mejia, Elizabeth Coffee, Dianne Garcia, Ramon Vasquez, Tim Freundlich, David Erickson

11:00 AM

15 Minute Break

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

11:15 AM

Breakout Sessions

Choose one of the following sessions to attend.

Faith-Based Entrepreneurship that Works

TRAVIS PARK SANCTUARY

Elan Babchuck has researched scores of faith-based entrepreneurial accelerators. He has discovered what works, what's missing, and how congregations can provide the kind of help that's needed.

Shannon Hopkins (M), Kenda Creasy Dean, Elan Babchuck

Church Assets: Where is there Good News?

TRAVIS PARK LABYRINTH

As tens of thousands of churches close across the country, innovative strategies to preserve the mission through shared and mixed use has led to some learnings that point towards ways forward.

Leroy Barber (M), Kate Toth, Josh Hayashi, Tyler Krupp, Mark Sampson

Latino Asset Builders: CDFI Networks
TRAVIS PARK • BREAKOUT A • 2ND FLOOR

A group in San Antonio is providing the essential certification infrastructure to let small and emerging BIPOC CDFIs get access to more capital more easily.

Steve Dubb (M), Onelia Macchia Anzola, Levar Martin

Philanthropic Assets Investing in Impact
THE GUNTER • YELLOW ROSE • 2ND FLOOR

Giving for the purpose of impact investing by individual donors provides a source of essential catalytic capital. Three innovative platforms are creating radical new models for organizing capital to be first, act fast, and be (relatively) fearless.

Tim Freundlich (M), Cindy Willard, Amy Brakeman, Matt Eldridge

Promising Innovative Housing Funds
THE GUNTER • BAKER • 3RD FLOOR

A fund in San Antonio is replicating a successful model that uses catalytic philanthropy to help people without enough for a down-payment become homeowners. It leverages grant dollars six-to-one over traditional affordable housing.

Joel Skene (M), Devin Culbertson, Kristi Hendrix, Steve Wanta

Lab Intro: Catalytic Capital for Neighborhood Transformation
THE GUNTER • MAGNOLIA • 2ND FLOOR

This time is an opportunity for people who are interested in being a part of the Place-Based Lab to meet together and to hear more about what this group will be exploring. This group will also meet on Tuesday at 3:35 and from 9-12 on Wednesday. For more details about this lab, please pick up the flyer at the Registration Desk.

Melissa Devereaux & Lindsay Smalling, Lab Leaders

How to Work with Anchor Institutions
THE GUNTER • BLUEBONNET • 2ND FLOOR

Anchor institutions are engaged with their neighborhoods for the long term. What do change makers need to know to connect with them to enhance their impact?

Doug Jutte (M), Tyler Norris, Aaron Kuecker, Harvey Fiser, Joe Daniels, Alison Lingane

12:05 PM

Lunch

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

1:20 PM

Plenary Session

TRAVIS PARK SANCTUARY

This plenary opens with a panel of people working on local corridor initiatives to save neighborhoods at risk of displacement. Then, we hear from urban planner and data expert, Joe Minicozzi, Chuck Marohn of StrongTowns, and a powerful, local coalition that's formed to help make property taxes fair for all.

Ramiro Gonzales, Lance Gilliam, Adriana Abizadeh, Joe Minicozzi, Patton Dodd, Chuck Marohn, Gilbert Gonzalez, Janie Barrera, Lyssa Ochoa

2:45 PM

15 Minute Break

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

3:00 PM

Breakout Sessions

Choose one of the following sessions to attend.

Building an Entrepreneurial Ecosystem
TRAVIS PARK SANCTUARY

Discover how to build an equitable entrepreneurial ecosystem that provides robust support and opportunities for marginalized entrepreneurs. This session is dedicated to exploring the secret to matching diverse needs with the right kinds of capital.

Jeremiah Robinson (M), Janie Barrera, Jay Nwachu, Pamela Roussos, Paul Thomas, Jamie Stark

Prosperity in Place
TRAVIS PARK LABYRINTH

A revolving, evergreen capital fund has catalyzed generational wealth and neighborhood flourishing in one of Atlanta's historic Black communities. This has helped fight off predatory lending and a foreclosure crisis while creating home ownership and providing returns for investors.

Derek Peebles (M), Jim Wehner

Lab Intro:
Equipping Faith Leaders for the Future
TRAVIS PARK • BREAKOUT A • 2ND FLOOR

This time is an opportunity for people who are interested in being a part of the Seminaries Lab to meet together and to hear more about what this group will be exploring. This group will also meet on Tuesday at 2:30 and from 9-12 on Wednesday. For more details about this lab, please pick up the flyer at the Registration Desk.

Lee Wong & Leroy Barber, Lab Leaders

A New Theology of Money
THE GUNTER • YELLOW ROSE • 2ND FLOOR

Is a "new" theology of money needed for these times of deep economic injustice, or is anything about these times new? If it's the same old, same old, how do we find a new way to engage people of faith in how to be present to the needs of the world?

Aaron Kuecker (M), Mark Sampson, Patrick Duggan, Elizabeth Coffee

Employees Buying the Business
THE GUNTER • MAGNOLIA • 2ND FLOOR

What does it look like when an owner sells to their employees? How does it work for buyers and sellers, and what's the upside for them and the community? Experienced experts walk people through the process.

Delilah Rothenberg (M), Alison Lingane, Kristen Barker

Activating a Giving-to-Invest Fund
THE GUNTER • BAKER • 3RD FLOOR

A new donor advised fund (DAF) platform enables a Sunday School class, or any small group, to have its own philanthropic fund, where they can give to invest in their local economy or local entrepreneurs.

Tim Freundlich, Stephanie Swepson Twitty, Kevin Jones

Lab Intro: Best Practices of Corridor Models
THE GUNTER • BLUEBONNET • 2ND FLOOR

This is an opportunity for those interested in the Corridors Lab to meet and to hear about what this group will be exploring. This group will also meet on Tuesday at 11 and from 9-12 on Wednesday. For more details about this lab, please pick up the flyer at the Registration Desk.

Olivia Travieso & Lance Gilliam, Lab Leaders

3:50 PM

15 Minute Break
TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

4:05 PM

Breakout Sessions
Choose one of the following sessions to attend.

Why Shared Ownership Now
TRAVIS PARK SANCTUARY

Shared ownership, employees buying businesses and becoming a cooperative, and other models, are having a moment when a lot of foundations are working to provide the catalytic capital to make it happen. A consensus is emerging that is accelerating the movement.

Stephanie McHenry (M), Aisha Benson, Delilah Rothenberg, Curt Lyon

Faith Communities' Influential Power
TRAVIS PARK LABYRINTH

Faith groups often have influential people who can advocate for the less powerful. Groups that have battled issues such as the scourge of payday lenders or have stood up for immigrants can help others follow their models.

Tim Soerens (M), Stephen Reeves, Kate Walsh, Sidney Williams, Suzii Paynter March

Church Assets: Being a Good Neighbor
TRAVIS PARK • BREAKOUT A • 2ND FLOOR

How does the property your church owns serve not only your community, but also the mission that your congregation feels called to? Is affordable housing an option?

Joe Daniels (M), Coté Soerens, Luke Lingle, Rob Garris, Ashley Goff, Tim Tutt

Place-Based Foundations
THE GUNTER • YELLOW ROSE • 2ND FLOOR

Foundations are moving to focus using a place-based lens to let them fund systemic change that the siloed approach to grants to sectors like education or housing doesn't allow.

Elizabeth Coffee (M), Allison Clark, Eileen O'Rourke, Leslie Payne

Rural Development Done Right
THE GUNTER • MAGNOLIA • 2ND FLOOR

Often sidelined, rural areas have tremendous community, resilience, and resources. New partners are coming together to find solutions. Rural Opportunity Institute will share their experience leading a community mapping effort to identify patterns that stymie economic development in one of North Carolina's poorest counties.

Sara Olsen, Graham Palmer

Lab Intro:
Faith Communities & Economic Justice
THE GUNTER • BAKER • 3RD FLOOR

This time is an opportunity for people who are interested in being a part of the Faith Lab to meet together and to hear more about what this group will be exploring. This group will also meet on Tuesday at 3:35 and from 9-12 on Wednesday. For more details about this lab, please pick up the flyer at the Registration Desk.

Aaron Kuecker & Elizabeth Coffee, Lab Leaders

Equity for Nonprofits
THE GUNTER • BLUEBONNET • 2ND FLOOR

A new funding and technical assistance platform aims to provide the missing infrastructure for non-profits looking to scale.

Alexandra Sing, Andrea Levere, Taylor Toyne

5:00 PM

Affinity Meet-Up
Church Assets Mixer hosted by RootedGood
TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

Shannon Hopkins, Mark Sampson, and Mark Elsdon, along with several of the authors of chapters in *Gone for Good: Negotiating the Current Wave of Church Property Transition* will be on hand to guide a time for folks to meet up and swap stories. There will be libations!

Affinity Meet-Up
Rural Innovation Done Right hosted by
Sara Olsen and Graham Palmer
THE GUNTER • MAGNOLIA • 2ND FLOOR

Join this affinity group to preview the Wednesday workshop to inform a "design sprint." Led by Rural Opportunity Institute and SVT Group, this sprint will engage seasoned practitioners in defining a concrete approach ready for testing: the Rural Innovation Done Right (RIDR) Challenge. We will meet at The Gunter in Magnolia.

6:30 PM

Evening Party: Eat, Drink, and Dance!
THE GUNTER TERRACE • 2ND FLOOR



Benjamin Pryor and Tammy Wilson

The people who come to Neighborhood Economics do such hard work at their day jobs so we want to make sure to always incorporate as much fun in these events as we possibly can! Last year we went bowling together and this year we're planning a fantastic dance party. Leading us will be two friends of Neighborhood Economics, Tammy Wilson & Benjamin Pryor.

Tammy volunteered at our Registration Desk in Jackson and asked if she could come back again this year so we are really putting her to work this time. She manages a dance studio in Tupelo, Mississippi, and Benjamin lives and works in Austin. They are dance teachers extraordinaire and ready to help beginners and experienced dancers alike have a great time on the dance floor with a mix of dance styles including a few line dances, some Texas Two-Step, a little Salsa and Bachata in the mix, and some Cotton-Eyed Joe. Maybe even the Electric Slide.

There will also be lots of room away from the dance floor to enjoy conversations with fellow attendees and great food and drink.

Tuesday

February 27, 2024

8:15 AM

Registration Opens
TRAVIS PARK CHURCH LOBBY

Continental Breakfast
TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

PLEASE NOTE: This morning is your last opportunity to sign up for the offerings tomorrow, the Labs, Workshops, and other experiences. Some have a limited number of seats. Please stop by the Registration Desk to let us know your preference and to get further instructions.

9:00 AM

Opening Session
TRAVIS PARK SANCTUARY

This plenary includes a panel of health professionals with an economic lens helping us understand how our Zip Code is a greater determinant of our health and wealth than our DNA. Then, we ask why, despite progress, Black fund managers are still getting smaller checks from investors than white-led funds, and we explore what can be done to bridge that gap. Finally, some high impact investors talk about what it's like to do community economic development at scale.

Doug Jutte, Lyssa Ochoa, Tyler Norris, Wilson Lester, Ida Rademacher, Ross Baird, David Robinson, Jr., Lindsay Smalling, Barrett Linburg



10:45 AM

15 Minute Break
TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

11:00 AM

Breakout Sessions
Choose one of the following sessions to attend.

Local Investing for Everyone
TRAVIS PARK SANCTUARY

A new fund model lets everyone, not just accredited investors, invest in their local economy at lower risk and potentially higher return than crowdfunding. It's already being piloted in five cities and is ready to be replicated.

Michael Shuman (M), David Palmer, Brian Beckon, Chris Miller, Derek Peebles

Preaching on Economic Justice
TRAVIS PARK LABYRINTH

Clergy are frequently unwilling to step into the pulpit and take on hot topics like economic injustice. Holy Scripture for all of the Abrahamic faiths is clear about the imperative to care for the poor, so why is it so hard to make that a priority from the pulpit?

Ashley Goff, Garrett Vickrey, Kenneth Kemp

Church Assets: Revitalizing Communities
TRAVIS PARK • BREAKOUT A • 2ND FLOOR

Examples are offered of where churches are remembering that they are anchor institutions in their neighborhoods, and there will be a lively conversation about how to consider that possibility for your congregation.

Sarah Woolsey (M), Joe Daniels, Peter Beeson

Black-Led Funds Update

THE GUNTER • YELLOW ROSE • 2ND FLOOR

Neighborhood Economics has been tracking the progress of four promising Black-led commercial real estate funds for three years. They are making it work despite obstacles.

Stephanie Swepson Twitty (M), Emma González Roberts, Wilson Lester, Myeisha Wright, Damien Goodman

Engaging Your Neighbors

THE GUNTER • MAGNOLIA • 2ND FLOOR

People of faith who want to get involved in their local economies need to first learn to listen to community members and see what they need and what their goals are. DeAmon Harges is a master at the process and now has a software platform to enable that listening called the Community Revitalization Index.

Leroy Barber (M), Seth Kaplan, DeAmon Harges

Lab Problem Set: Best Practices of Corridor Models

THE GUNTER • BAKER • 3RD FLOOR

This time is for people who have decided to be a part of the Corridors Lab to work to develop the problem set that they will dive into on Wednesday (9-12). This group met for its intro session on Monday at 3:00. For more details about this lab, please pick up the flyer at the Registration Desk.

Olivia Travieso & Lance Gilliam, Lab Leaders

Community Connected Colleges

THE GUNTER • BLUEBONNET • 2ND FLOOR

Eliminating the burden of student debt, connecting the college to the local economy; new models of college are arising that could change the game.

Paula Garrett (M), Aaron Kuecker, Gerald Doyle, Coté Soerens

11:50 AM

Lunch

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

1:00 PM

Plenary Session

TRAVIS PARK SANCTUARY

This plenary will first take up this question: Are communities fully aware of what all is at stake as tens of thousands of churches close around the country? The loss goes far beyond faith matters if communities also lose the public space that churches provide. Then, we will pivot to a second question: Why is shared business ownership suddenly becoming a movement?

Mark Elsdon, Sidney Williams, Meagan Longley, Delilah Rothenberg, Aisha Benson, Stephanie McHenry

2:15 PM

15 Minute Break

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

2:30 PM

Breakout Sessions

Choose one of the following sessions to attend.

Launching a Campaign for Economic Justice

TRAVIS PARK SANCTUARY

Discover the power of community-led initiatives in the battle against redlining through a dialogue between a forward-thinking funder and a determined community activist. They will share their journey of navigating power dynamics to amplify the true story of their neighborhood. This session will delve into strategies for engaging communities and launching campaigns that challenge economic injustice.

Pamela Roussos (M), Treena Thompson, Jay Nwachu

Employee Trusts: Keeping the Mission Intact

TRAVIS PARK LABYRINTH

Employee Ownership Trusts (EOTs) are emerging as a path that ensures businesses converting to employee ownership stay focused on their mission. This session will explore how businesses are leveraging EOTs and Perpetual Purpose Trusts (PPTs) to preserve value and generate wealth for their employees.

Jenny Everett (M), Alison Lingane, Zoe Schlag

Church Assets: Funding Development for Community Impact

TRAVIS PARK • BREAKOUT A • 2ND FLOOR

Communities face a massive opportunity as church properties and economic models shift, however rising interest rates and risk averse institutions are throwing up roadblocks. What new funding mechanisms and what kinds of creativity are needed to take advantage of this unique opportunity?

Mark Elsdon (M), Patrick Duggan, Scott Hackenberg, Sidney Williams, Meagan Longley

Mission-Aligned Earned Income

THE GUNTER • YELLOW ROSE • 2ND FLOOR

From a home healthcare franchise with congregations as franchisees to using their commercial kitchens as food business incubators, congregations are finding ways to make money while living into their missions as good neighbors.

Mark Sampson (M), Carla Leon, Luke Lingle

Solving the Friends & Family Gap

THE GUNTER • MAGNOLIA • 2ND FLOOR

90% of African American businesses and 90% of Hispanic businesses in Texas stay locked into being sole proprietors with fewer than three employees because they lack friends and family money. A new kind of fund is emerging that uses a mix of giving-to-invest and revenue share to bridge that gap.

Jeremiah Robinson (M), Stephanie Swepson Twitty, Kevin Jones

Social Capital & Community Engagement

THE GUNTER • BAKER • 3RD FLOOR

A resilient community is one where the neighbors have connections into zip codes filled with people who are not like them and where citizens connect to their local government. Experienced practitioners describe their learnings on the path.

Maddie Ulanow (M), Elizabeth Coffee, Seth Kaplan, Mario Alfaro

Lab Problem Set:

Equipping Faith Leaders for the Future

THE GUNTER • BLUEBONNET • 2ND FLOOR

This time is for people who have decided to be a part of the Seminars Lab to work to develop the problem set that they will dive into on Wednesday (9-12). This group met for its intro session on Monday at 3:00. For more details about this lab, please pick up the flyer at the Registration Desk.

Lee Wong & Leroy Barber, Lab Leaders

3:20 PM

15 Minute Break

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

3:35 PM

Breakout Sessions

Choose one of the following sessions to attend.

Rematriating the Economy

TRAVIS PARK SANCTUARY

This session will discuss models of investing that center Indigenous worldview to create pathways to capital that understands Indigenous lived experiences. We will discuss why relationship-based lending matters —and discuss the creation of a new fund designed to address the missing middle funding gap that does not exist for most entrepreneurs that are seeking more flexible and patient capital that is not traditional bank lending and venture capital.

Steve Dubb, Vanessa Roanhorse

Capital for Shared Ownership

TRAVIS PARK LABYRINTH

Shared ownership is at an important inflection point and significant capital is needed to meet this moment. What solutions currently exist and which are needed?

Julie Menter (M), Alison Lingane, Havell Rodrigues, Amy Brakeman

Rural Church as Anchor Institution

TRAVIS PARK • BREAKOUT A • 2ND FLOOR

Churches are often the most important Anchor Neighbors in rural communities. Congregations often become aware of needs and opportunities more readily than another institution in these areas. How can churches in rural areas prepare to lean into this responsibility, securing economic justice for their neighbors?

Graham Palmer (M), Melissa Wiginton, Robert Creech, John Garland, Neil Moseley, Rob Spencer, Cynthia Engstrom

Creating Workforce Housing

THE GUNTER • YELLOW ROSE • 2ND FLOOR

Makerhoods builds neighborhoods where people "live above the store" providing jobs and workforce housing in a small business community. New Way Homes provides workforce housing in places teachers can't afford to live, giving investors a modest profit with the land owned by Black churches.

Pamela Roussos (M), Sibley Simon, Drew Tulchin, Blair Evans, Kali Akuno, Avi Telyas

The Black Capital Gap
THE GUNTER • MAGNOLIA • 2ND FLOOR

Black commercial real estate developers build with connections to their communities, but investors are writing smaller checks than similarly positioned white developers get. New alliances and players are poised to bridge that gap.

Collete English Dixon, Ida Rademacher, Wilson Lester

Lab Problem Set:
Faith Communities & Economic Justice
THE GUNTER • BAKER • 3RD FLOOR

This time is for people who have decided to be a part of the Faith Lab to develop the problem set that they will dive into on Wednesday (9-12). This group met for its intro session on Monday at 4:05. For more details about this lab, please go to the Registration Desk.

Aaron Kuecker & Elizabeth Coffee, Lab Leaders

Lab Problem Set:
Catalytic Capital for Neighborhood Transformation
THE GUNTER • BLUEBONNET • 2ND FLOOR

This time is for people who have decided to be a part of the Place-Based Lab to work to develop the problem set that they will dive into on Wednesday (9-12). This group met for its intro session on Monday at 11:15. For more details about this lab, please pick up the flyer at the Registration Desk.

Melissa Devereux & Lindsay Smalling, Lab Leaders

4:25 PM

10 Minute Break

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

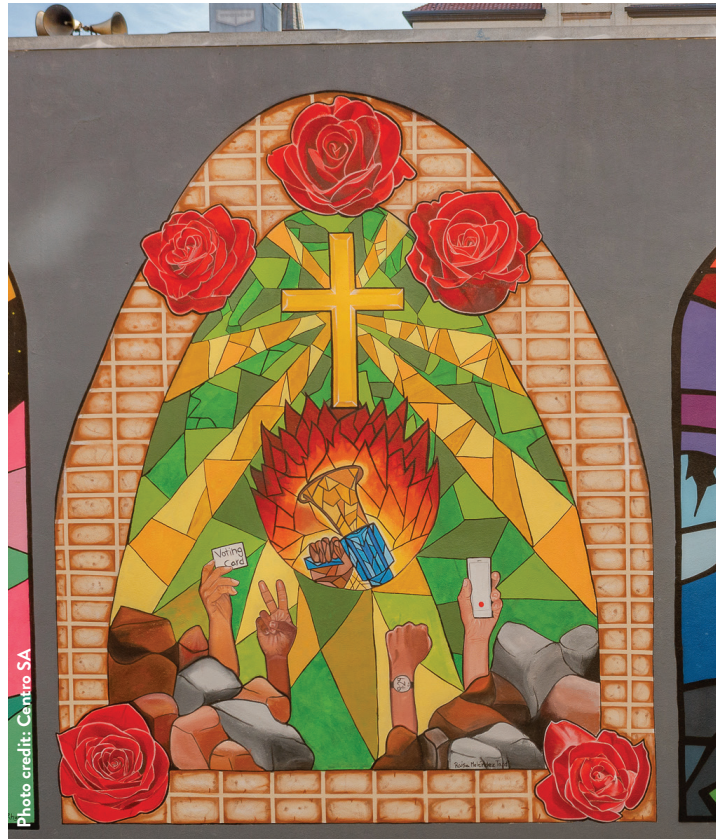
4:35 PM

Closing Plenary

TRAVIS PARK SANCTUARY

Our closing plenary pulls everything together by focusing us on this question: Why is it important to everyone that we invest in every neighborhood? Nobody is paying more attention to how this ecosystem is coming together than David Erickson, Senior Vice President of the Federal Reserve Bank of New York, who will reflect on what has happened at Neighborhood Economics over the last two days. Then, we conclude with a special invitation from Texas Whiskey Maker Chris Seals, Co-Founder and CEO of Still Austin.

Jeremiah Robinson, Michael Shuman, Stephanie Swepson Twitty, David Erickson, Chris Seals



6:00 PM

Evening Party: Eat & Drink Like a Texan
Special drinks provided by Still Austin

PINKERTON'S BARBECUE • 107 W HOUSTON ST

Enjoy some of Texas' finest barbecue and genuine Texas whiskey at our closing party. In our closing session, Chris Seals, Co-Founder and CEO of Still Austin, the first whiskey distillery in Austin since Prohibition, will tell us a bit about his brand and how his company is working to build their own local economy for the service workforce in Austin. Then we'll all be invited to wander two blocks across the river to Pinkerton's Barbecue for some of the best Texas barbecue around and to get a taste of Still Austin provisions, too, if you choose. Pit tours will be offered for those interested.

9:00 PM

Viewing of *San Antonio | The Saga*

MAIN PLAZA • 115 NORTH MAIN

Following dinner, those who wish are invited to walk another block to Main Plaza (115 North Main) for a viewing of *San Antonio | The Saga*. This unique video art projection by Xavier de Richemont depicts the historical discovery, settlement, and development of San Antonio. *San Antonio | The Saga* projection covers 7,000 square feet of light, color, and visual narration projected onto the majestic façade of San Fernando Cathedral, the oldest cathedral in the United States.

Wednesday

February 28, 2024

This is a different kind of day: each person chooses just one thing to do.

There are a variety of offerings: Four labs that have been broadly advertised throughout the conference, two workshops, and two additional offerings if you'd like to spend more time getting to know the history of San Antonio. The start time for each offering varies. Wednesday sessions bring an end to the conference. Lunch is on your own.

8:30 AM Continental Breakfast for all Wednesday participants

TRAVIS PARK CHURCH FIESTA HALL (DOWNSTAIRS)

Meeting rooms for both Labs and Workshops will be announced at breakfast based on the number of people signed up.

9:00 AM The Labs

TRAVIS PARK CHURCH

There are four topics that are woven throughout the conference aiming toward these four deep dives. These labs provide the opportunity for Neighborhood Economics to report back through our newsletter with ideas for the future of each of these areas.

Each Lab will meet for an hour on Monday and again on Tuesday and then have a three-hour deep dive working session on Wednesday morning. In order to participate in a lab on Wednesday, you should attend the sessions on Monday and Tuesday AND confirm by signing up at the Registration Desk no later than noon on Tuesday. Two of the labs (Corridors and Neighborhood Transformation) have limited space available. If you want to participate in either of these labs, we recommend signing up early.

Once lab enrollment is confirmed, each participant will be given a packet of information with further instruction.

Leveraging Catalytic Capital for Neighborhood Transformation

A significant wave of funding from the Biden administration is poised to invigorate economic justice initiatives at a local, zip-code level. The 26-city Purpose Built Communities network, with its intricate community capillary structure, stands ready to be among those to harness this surge of investment.

The location of this lab will be dependent upon the total number of enrollees, and it may be off-site. If this is your lab, please pay close attention to the final assigned location.

Best Practices of Corridor Models

Estar West is a San Antonio effort to build a cohesive, collaborative ecosystem to equip small businesses & entrepreneurs on the Westside, but also to stabilize housing. This is the same approach as Innovation Works from Baltimore, the Kensington Corridor from Philadelphia, Local Code from Kansas City, and Crenshaw Rising from Southern California. Leaders from each of these groups will participate in this lab. When they are together, this complex and essential neighborhood transformation story will become clearer for each of them and to those who are part of the lab.

This Lab will include a short walking tour of Prosper West's work, one of the co-founding members of ESTAR West, and will meet at 1600 Buena Vista, one of the recent acquisitions in the Corridor area in West San Antonio. To arrange ride-shares, to either get a ride or offer a ride, please check in at the Registration Desk.

Equipping Faith Leaders for the Future

This lab is being sponsored by the generous participation of the Ormond Center at Duke Divinity.

What is the work of the church in this ecosystem? How ought seminaries train faith leaders to do this work? As churches are closing and the unchurched and those who have left are increasingly interested in economic justice, the Church has to engage in this work. How can seminaries imagine how to respond with collaborative ways to obtain and share resources and to build new curricula that's needed now?

The location of this lab will be dependent upon the total number of enrollees, and it may be off-site. If this is your lab, please pay close attention to the final assigned location.



Making it Happen: Faith Communities & Economic Justice

Even though those of us who attend events like Neighborhood Economics want to believe differently, it is frequently difficult to get people of faith to engage in the deep work of economic justice. Together we are asking, “How might faith communities engage intentionally in economic justice in their communities?”

9:30 AM The Workshops

TRAVIS PARK CHURCH

Choose one of the following workshops to attend.

Rooms will be assigned based on the number of people signed up and will be announced at breakfast.

Fishing Differently

Rev. Dr. Sidney Williams offers a revolutionary mindset for how we “do” church. The business model of the Church is broken and unsustainable for under-resourced communities. BIPOC congregations in downtown corridors are experiencing displacement disproportionately given limited or no endowments and intensifying gentrification. It’s time to explore adaptive reuse and historic preservation models that can help sustain the congregation’s mission and maximize social impact for surrounding neighborhoods.

The Rural Innovation Done Right Challenge

A founding principle of our country is that all people are created equal – but children born into poverty confront inequality on their first day of life. Though this problem is particularly acute in rural America, rural areas have tremendous community, resilience, and resources. Experienced practitioners are invited to this workshop to launch a design sprint to discover “What is Rural Innovation Done Right?” If you are interested in this workshop and want to know more, you may leave a message for Sara Olsen at the Registration Desk, and she will contact you.

Additional Wednesday Morning Opportunities

TRAVIS PARK CHURCH

To participate in ANY of these opportunities, please sign up at the Registration Desk by noon on Tuesday. Each has a different departure time and you need to be at Travis Park Church at the stated time to go as a group. There are a limited number of openings for each of these experiences, so sign up early to ensure you have a place.

A Guided Labyrinth Experience at the Alamo

The Alamo is one of the most iconic — and contested — places in Texas. The Lone Star State's identity is deeply ingrained with the story of the famous battle. The Texas revolutionaries' rallying cry was "Remember the Alamo." But, how should it be remembered? Together, we'll uncover suppressed narratives as we explore the history of the Alamo through the lens of the many lives that have intersected with this hallowed ground. Reserve your spot for a morning of deep listening, thoughtful reflection, and engaging conversation.

The participants in this experience will leave Travis Park Church to walk to the Alamo at 9:30 and meet Gabrielle at the Cenotaph Monument in Alamo Plaza at 9:45.

The Alamo Labyrinth journey, originally designed by Matt Valler, founder of Labyrinth, promises more than just a retelling of history—it's an active engagement with our understanding of the past as we seek to understand its impact on the present and future. The Alamo Labyrinth will be facilitated by Gabrielle Michelle Leonard.

Guided Tour of San Antonio African American Community Archive and Museum

SAAACAM (say-cam) is a small museum about a five-minute walk from Travis Park Church. It is packed with the cultural history of African Americans in the San Antonio region. SAAACAM’s mission is to collect, preserve, and share that history with the community at large and our group will have a private guide to facilitate a visit. The museum opens at 10 and our group will leave Travis Park Church to walk there at 9:45.

San Antonio River Boat Tour

Experience an enchanting journey through San Antonio’s rich history, culture, architecture, and timeless charm on a 1-hour private narrated cruise. The group will leave Travis Park Church at 10 walking together to meet the boat at its departure spot.

Schedule at a Glance

SUNDAY, FEBRUARY 25TH

5 PM - Welcome Party

St. Anthony's Rooftop, 300 E Travis St, San Antonio (or St. Anthony's Lobby in case of inclement weather)

Join us for margaritas, with or without the tequila, and Mariachi! Get a head start on some Texas hospitality and pick up your name badge and program book so you'll be ready to start the day off right when the content kicks off Monday morning!

MONDAY, FEBRUARY 26TH

8:15 AM - Registration Opens - Travis Park Lobby / **Continental Breakfast** - Travis Park Fiesta Hall

9:15 AM - Opening Session - Travis Park Sanctuary

11:15 AM - Breakout Sessions - Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Faith-Based Entrepreneurship that Works*	Church Assets: Where is there Good News?	Latino Asset Builders: CDFI Networks	Philanthropic Assets Investing in Impact	Lab Intro: Catalytic Capital for Neighborhood Transformation	Promising Innovative Housing Funds	How to Work with Anchor Institutions

12:05 PM - Lunch - Travis Park Fiesta Hall

1:20 PM - Plenary Session - Travis Park Sanctuary

3:00 PM - Breakout Sessions Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Building an Entrepreneurial Ecosystem	Prosperity in Place	Lab Intro: Equipping Faith Leaders for the Future	A New Theology of Money	Employees Buying the Business	Activating a Giving-to-Invest Fund	Lab Intro: Best Practices of Corridor Models

4:05 PM - Breakout Sessions Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Why Shared Ownership Now	Faith Communities' Influential Power*	Church Assets: Being a Good Neighbor*	Place-Based Foundations	Rural Development Done Right	Lab Intro: Faith Communities & Economic Justice	Equity for Nonprofits

5:00 PM - Affinity Meet-Ups

6:30 PM - Eat, Drink, and Dance! - The Gunter Terrace (on the Second Floor)

CONFERENCE THEMES COLOR KEY

101 SESSIONS	CATALYTIC CAPITAL	CREATING ASSETS	SHARED OWNERSHIP	ENTREPRENEURSHIP	SUBVERTING REDLINING	FAITH+FINANCE
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TUESDAY, FEBRUARY 27TH

8:15 AM - Registration Opens - Travis Park Lobby / **Continental Breakfast** - Travis Park Fiesta Hall

9:00 AM - Opening Session - Travis Park Sanctuary

11:00 AM - Breakout Sessions - Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Local Investing for Everyone	Preaching on Economic Justice	Church Assets: Revitalizing Communities	Black-Led Funds Update	Engaging Your Neighbors	Lab Problem Set: Best Practices of Corridor Models	Community Connected Colleges

11:50 AM - Lunch - Travis Park Fiesta Hall

1:00 PM - Plenary Session - Travis Park Sanctuary

2:30 PM - Breakout Sessions Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Launching a Campaign for Economic Justice	Employee Trusts: Keeping the Mission Intact	Church Assets: Funding Development for Community Impact	Mission-Aligned Earned Income	Solving the Friends & Family Gap	Social Capital & Community Engagement	Lab Problem Set: Equipping Faith Leaders for the Future

3:35 PM - Breakout Sessions Choose one of the following sessions to attend.

TRAVIS PARK SANCTUARY	TRAVIS PARK LABYRINTH	TRAVIS PARK BREAKOUT A	THE GUNTER YELLOW ROSE	THE GUNTER MAGNOLIA	THE GUNTER BAKER	THE GUNTER BLUEBONNET
Rematriating the Economy	Capital for Shared Ownership	Rural Church as Anchor Institution	Creating Workforce Housing	The Black Capital Gap	Lab Problem Set: Faith Communities & Economic Justice	Lab Problem Set: Catalytic Capital for Neighborhood Transformation

4:35 PM - Closing Plenary - Travis Park Sanctuary

6:00 PM - Eat & Drink Like a Texan, Pinkerton's Barbecue, 107 W Houston Street

9:00 PM - Viewing of *San Antonio | The Saga* - Main Plaza, 115 N Main Avenue

WEDNESDAY, FEBRUARY 28TH

8:15 AM - Registration Opens - Travis Park Lobby / **Continental Breakfast** - Travis Park Fiesta Hall

9:00 AM - LABS - Sign up at the registration table by noon on Tuesday. Space is limited.

9:30 AM - WORKSHOPS - Fishing Differently, The Rural Innovation Done Right Challenge

Various Times - Optional Activities - These activities have limited enrollment. Please sign up in advance at the Registration Desk. Labyrinth at the Alamo, Guided Tour of San Antonio African American Community Archive and Museum, San Antonio River Boat Tour

CONFERENCE THEMES COLOR KEY

101 SESSIONS	CATALYTIC CAPITAL	CREATING ASSETS	SHARED OWNERSHIP	ENTREPRENEURSHIP	SUBVERTING REDLINING	FAITH+FINANCE
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