NATIONAL NEIGHBORHOOD COALITION

1875 Connecticut Ave., NW Suite 410, Washington, DC 20009, (202) 986-2096, fax (202) 986-1941

Non-Profits

September Forum

Friday, September 10, 1999 12 noon to 2 p.m.
National Council of La Raza, 1111 19th Street, NW, 10th Floor

New Markets Initiative

AGENDA

I. Policy Updates & Announcements

Transportation Issues
Financial Modernization, Debby Goldberg, CCC
HUD Budget/Homeless programs, Steve Berg, NAEH
New Housing Study Released

II. New Markets Initiative

- Overview of Administration's New Market's Initiative:
  Lisa Green
  Senior Advisor
  White House National Economic Council

- Response and Discussion:
  Vicky Tassan
  Senior Vice President Community Development Banking
  Bank of America

  Buzz Roberts (Moderator)
  Vice President for Policy
  Local Initiatives Support Corporation

UPCOMING NNC FORUMS

Friday, October 8: *Housing Affordability and Availability.* National Trust for Historic Preservation, 1785 Massachusetts Ave., NW in Washington, DC from 12 noon to 2:00 pm.

Friday, November 12: *Affordable Housing and Community Development: Trends in Foundation Funding.* National Council of La Raza, 1111 19th St., NW in Washington, DC from 12 noon to 2:00 pm.

Mark your calendars now! More information will be available soon.

BIOGRAPHICAL INFORMATION FOR LISA L. GREEN

Lisa L. Green is a Senior Advisor for the National Economic Council at the White House where she is responsible for policy issues related to domestic economic and community development. Prior to joining the NEC staff, Ms. Green was employed by Fannie Mae where she was a Director of Risk Management in the Housing and Community Development Group. Ms. Green began her career in community development and affordable housing finance as a loan officer at Chase Bank (formerly known as Chemical Banking Corporation) in 1987. She has since held positions at Travelers Insurance, T. Rowe Price and Associates, and the Enterprise Foundation where she was Director of Local Initiatives for the Enterprise Social Investment Corporation. Ms. Green earned a B.S. in Economics from the University of Pennsylvania and a M.B.A. from Harvard University.

Vickie B. Tassan

Vickie Tassan is a Senior Vice President in the Bank of America Community Development Banking Group based in Washington, DC. She manages national communication and public policy strategies for community development banking. In this role she is responsible for public policy initiatives that position the new Bank of America as the leader in community development. She also is responsible for reporting and delivery of program results of the $350 billion commitment to community development lending and investment.

Previously at NationsBank, Ms. Tassan managed all the Community Development Banking Group national program and advocacy partnerships for Community Development. She also managed the Make A Difference Centers for the bank. NationsBank has 13 Make A Difference Centers operating in various markets across the country on low-income rental properties owned by the bank. The Centers are established and funded to provide free, after-school programs for children ages 6-12, as well as free resident programs for adults.

Ms. Tassan has worked in the field of community development for nearly 15 years. Her previous work experience is in the areas of government affairs, corporate philanthropy and media relations.

She is a trustee of the National Community Empowerment Initiative and on the Board of the Consensus Organizing Institute. She also recently served on the host committee for the national meeting of the Council of Foundations held in Washington, DC.

LISC LOCAL INITIATIVES SUPPORT CORPORATION (LISC)
1825 K Street, N.W., Suite 1100
Washington, DC 20006

BENSON F. ROBERTS is Vice President for Policy at the Local Initiatives Support Corporation. LISC is a national nonprofit organization that operates financial and technical support programs for nonprofit community-based development corporations (CDCs) in 35 local, regional, and statewide areas. Mr. Roberts directs LISC's public policy and government relations activities. Before joining LISC in February 1988, Mr. Roberts was an associate of James Pickman & Associates, Inc., a Washington, D.C. based consulting firm specializing in low-income housing and community development. Mr. Roberts is a board member of the Center for Community Change, National Community Reinvestment Coalition, and National Neighborhood Coalition. He is co-author of: Producing Lower-Income Housing: Local Initiatives (BNA Books, 1986); Rehabilitation Tax Credit and Low-Income Housing Credit (BNA Tax Management Portfolio 477-2nd T.M., 1989); and "Building a New Low-Income Housing Industry: A Growing Role for the Nonprofit Sector" in Kaplan and James (editors), The Future of National Urban Policy (Duke University Press, 1990). Mr. Roberts is a graduate of Harvard College.

6/9/98

ROBERT A. RAPOZA ASSOCIATES

August 25, 1999

Lisa Green
National Economic Council
Old Executive Office Building
1700 G Street, N.W.
Room 235
Washington, DC 20502

Dear Lisa:

As we discussed last week, I am writing to invite you to speak at two upcoming events we are holding on the New Markets Initiatives.

On Wednesday, September 8, 1999, the Community Development Venture Capital Association (CDVCA) will be holding a New Markets Venture Capital breakfast briefing for the Board of CDVCA as well as other private and public sector groups interested in the NMVC legislation. The briefing will be held from 8:00 am to 10:00 am at the Hyatt Regency Washington at 400 New Jersey Avenue, N.W. I hope that you will be able to join us for the breakfast and spend some time bringing these groups up to date on the Administration's plans for the NMVC Initiative. We are also hosting a lunch on Wednesday for CDVCA Board members where we hope to have a more detailed discussion about strategy and how CDVCA can help move the legislation forward. The lunch will be held at La Brasserie 239 Massachusetts Avenue, N.E. at noon and I would be delighted if you could join us there as well.

On Thursday, September 16, 1999, the Community Development Tax Credit Coalition (CDTCC) Steering Committee will be holding a meeting to discuss New Markets Tax Credit legislation and lobbying strategies. I hope that you will join us to speak at 3:00 pm for this afternoon meeting at our office at 1250 Eye Street NW. We have also invited Michael Barr from the Treasury Department and Rob Six from Senator Jay Rockefeller's staff to join us.

I appreciate all the time and energy you have put into moving the New Markets Initiatives forward. The groups are also very appreciative of your efforts and I hope you will be able to join us on both the 8th and the 16th to meet with them. I look forward to speaking with you soon.

Sincerely,

Bob Rapoza

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E-MAIL RAPOZA@RAPOZA.ORG • WEB SITE WWW.RAPOZA.ORG

Don's talk @ CDVCA Breakfast
participation agents v licensing?

number of VC's in the country v. Community Development Venture Capital Alliance

National Neighborhood Coalition

1875 Connecticut Avenue, NW, #410 Washington, DC 20009-5737
(202) 986-2096 fax (202) 986-1941 e-mail: nncnnc@erols.com

August 4, 1999

Lisa Green
National Economic Council
Old Executive Office Building
1600 Pennsylvania Ave., NW
Washington, DC 20502

Dear Lisa:

Thank you very much for agreeing to participate in the National Neighborhood Coalition's Forum on the New Markets Tax Credit.

The Forum will take place in Washington on Friday, September 10 at the National Council of La Raza, 1111 19th Street, NW 10th floor, from 12 noon to 2 p.m. You are welcome to come at noon (brown bag lunch) for the portion of the agenda where we provide an opportunity for NNC members to give legislative and program updates. Your portion of the program will begin at approximately 12:30 and will conclude by 2 p.m.

NNC's monthly Forums are usually attended by about 50 people, including mostly representatives from national nonprofit housing, community development, anti-poverty and other advocacy organizations as well as a handful of people from DC area community-based organizations, federal government agencies and others.

Our most well received Forums address issues in both a national and community-level context and include information that is relevant to both:

1) national organizations (i.e., policy and advocacy information, and federal program and partnership opportunities, etc.) and
2) community-based organizations that are represented by or affiliated with the national organizations (i.e., information on programs, resources, partnerships at the local level).

We have decided to keep the program to two speakers, so it will be you and Lynn Gellerman from Bank One Coroporation in Columbus, OH. Instead of having a third speaker from the nonprofit community, one of our members who has been involved in the tax credit coalition, probably Carol Wayman from the National Congress for Community Development, will moderate the discussion.

In general, you and Lynn should be prepared to explain the New Markets Tax Credit (and America's Private Investment Corporations should be part of the discussion also) and why and how this program will help revitalize low-income urban and rural communities. I will get you some more specific points to address when we get closer to the event. In the meantime I have enclosed some background information on the National Neighborhood Coalition for your review. Please let me know if you have any questions. Thanks again. I look forward to talking with you soon.

Sincerely,

Betty Weiss

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The National Neighborhood Coalition

VOICE

February/March 1999

Cardell Cooper's Vision for HUD's Office of Community Planning and Development

The National Alliance to End Homelessness joined the National Neighborhood Coalition in hosting its January 15th 1999 forum, which featured an address by Cardell Cooper, HUD's Assistant Secretary for Community Planning and Development (CPD). Mr. Cooper, introduced by Steve Berg of the National Alliance to End Homelessness, was confirmed as Assistant Secretary last fall. Prior to joining HUD, he was an advisor on environmental justice issues at the U.S. Environmental Protection Agency, and before that served two terms as mayor of East Orange, New Jersey. Mr. Cooper declared his commitment to taking HUD's message out of its Washington, DC headquarters and asked NNC members to play an important part in that effort.

Communication is the Key to HUD's Partnership with Nonprofit Partners

Cardell Cooper, *pictured*, acknowledged the work of HUD Secretary Andrew Cuomo in creating a dramatic change in HUD management and in achieving the best HUD budget in over 10 years. Cooper thanked HUD's partners for helping to make this happen. Cooper reminded his audience that it wasn't long ago that HUD was slated for elimination, and because of a lack of strong partnerships HUD was defended by few. Cooper emphasized, "That will not happen again."

To facilitate HUD's partnership with nonprofits, Cooper announced his commitment to hold quarterly meetings with HUD's nonprofit partners, including the NNC and its members. In addition, he has instructed the deputy assistant secretaries in CPD to hold monthly meetings with nonprofit interest groups. Throughout his remarks Cooper stressed his desire for a working partnership and promised to listen to the input of nonprofits in carrying out HUD programs and throughout the budget process.

"There is work to be done," Cooper emphasized. The success of HUD is yet to be measured and HUD needs to perform better to make programs work more effectively. HUD has to make sure that the competition that is built into their programs does not compromise service to the people who use and benefit from HUD programs. Through HUD's 2020 reform, HUD is striving to improve access to its programs.

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Vision for Community Planning & Development

Mr. Cooper's mission is for HUD to strengthen and improve performance in existing program areas by connecting existing programs to the important issues that concern Americans, such as welfare to work, opportunities for homeless people, economic development, youth programs, and public housing. He plans to seek input from the users of HUD programs and address concerns that come to his attention.

"HUD needs to find out what they have and how they can do better," said Cooper. When existing programs are effectively managed and at their most productive, then he will push for new programs. Cooper is committed to management that does away with fraud, waste and abuse and affirmed that the implementation of CPD programs will be within the boundaries of HUD rules.

HUD's New Regional Focus

HUD serves more than large inner cities. HUD's programs extend to small cities and rural areas as well, and Cooper explained that HUD has begun to view its work in a more regional context. Cooper noted that the President's current initiatives support regional

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The National Neighborhood Coalition

VOICE

April 1999

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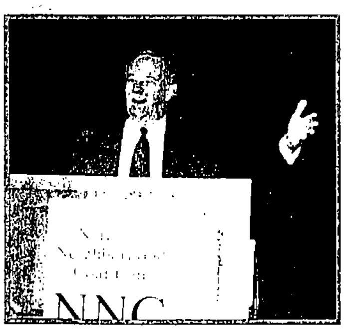
Dialogue on the Federal Home Loan Bank System

The National Neighborhood Coalition and its members have long been active advocates on behalf of low-income communities with the Federal Home Loan Bank (FHLB) System. The FHLB System is a Government Sponsored Enterprise whose mission is to provide products and services that enhance financing of housing and community lending. Legislative efforts to expand the economic development activities of the Federal Home Loan Banks have prompted NNC and its members to take a leadership role in articulating that an expanded Federal Home Loan Bank System should, as a priority, target the unmet community development needs of low-income communities. The Federal Home Loan Banks and the Federal Housing Finance Board, which oversees the Banks, have engaged in a dialogue with the NNC about this issue and the broader question of the future of the System. The dialogue has demonstrated the strong interest of community groups in the FHLBs and has led to a stronger partnership between NNC members and the FHLB System, as we continue to seek common ground between the interests of the Banks and the needs of communities. This year NNC, along with the FHFB, is seeking to expand the dialogue to include a larger number of community advocates as participants in the discussion about the relationship between FHLBs and low-income community development.

March Forum Draws Crowd

On Monday March 8, the National Neighborhood Coalition co-hosted a special forum with the Federal Housing Finance Board (FHFB) on the Federal Home Loan Bank (FHLB) System. This three-hour program, "A Dialogue on the Federal Home Loan Bank System" was attended by approximately 70 people who had an opportunity to get an overview of the System, an update on its housing and economic development programs, and to discuss future legislative and regulatory directions. A number of senior FHFB staff, FHLB Representatives, and NNC Members participated in the informative exchange, which is summarized below.



Bruce Morrison (pictured), Chairman of the Federal Housing Finance Board, opened up the dialogue by inviting NNC members to work with the Finance Board. Since becoming Chairman, Morrison has been working to revitalize the FHLB System to increase its capacity to meet housing and economic development needs. Key to the revitalization of the System, according to Morrison, is a constructive relationship between the FHFB and community advocates. Morrison summarized his vision for the future of the Federal Home Loan Banks by identifying three ways the System can serve the public interest. First, the FHLB System must be a creative and flexible tool for reaching into underserved markets for economic development and housing. Second, the System needs to bring competitiveness to the retail level of housing finance, and third the FHLBs must act as a central bank for community banks, allowing them to be effective local lenders and economic resources. Morrison indicated that there may be a way, through legislation, to create some kind of economic development grant program without placing additional burden on the Banks.

Federal Home Loan Bank Overview: Operation, Mission and Safety

NNC Board Member Steve Tuminaro led a discussion designed to give an overview of the System. Participants were Will Ginsberg, Managing Director of the Finance Board, Mike Wilson, Executive Vice President of Finance of the Boston FHLB, and Jim Gray, Assistant to HUD-designee to the Finance Board. Panel members emphasized that the most important dialogue in the FHLB System is between community groups and the FHLB members.

The FHLB System is a tool that can be used to generate access to capital in low-income communities. The FHLB System and other Government Sponsored Enterprises (GSEs) provide important sources of funds for affordable housing.

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This newsletter is supported in part by grants from Annie E. Casey Foundation, BankAmerica Foundation, Fannie Mae Foundation, C.S. Mott Foundation, JP Morgan, Allstate Foundation, State Farm Insurance, George Gund Foundation, Chase Manhattan Foundation, World Savings, and ARCO Foundation.

The National Neighborhood Coalition
VOICE
May 1999

Women in Community Development

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Women hold important roles in community development, both as providers and beneficiaries of community development activities. Studies of women-led organizations indicate that women leaders of community development organizations are excellent community builders, able to develop the long-term capacity of their organizations and improve their communities. However, women and women-led organizations in the community development field still bump up against a glass ceiling when it comes to securing funding and positions of leadership and power.

JoAnn Kane (pictured below) and Susan Rees of the McAuley Institute reported on these and other findings of their soon-to-be-released study, *Women in Community Development*, at the NNC Forum on April 16. JoAnn Kane is the President and CEO of the McAuley Institute and vice-chair of the NNC Board of Directors. She has 24 years of experience in housing and neighborhood development. Susan Rees is McAuley's newly appointed Director of Policy and Research. She has been an independent researcher and consultant to foundations and nonprofits and is the former Executive Director of the Coalition on Human Needs.

McAuley Institute is a national nonprofit intermediary that specializes in capacity building, and technical and financial assistance for affordable housing and community development organizations led by and for women. Technical assistance is provided primarily to organizations that are in early stages of development. McAuley is also a Community Development Financial Institution.

Research Process

The *Women in Community Development* study is a collaboration between McAuley Institute and the Howard Samuels State Management and Policy Center at the City University of New York (CUNY). The study builds on previous research by the Samuels Center on community development organizations and related racial, gender and class issues and the McAuley Institute's commitment to poor women and their families in the U.S.

The intent of the study is to look at lessons learned by women leaders of community development organizations. The study included 142 interviews with women in nine geographic areas: Boston; Washington, DC; North Carolina; Chicago; the Delta region (Mississippi, Arkansas, Louisiana); Houston; El Paso; Portland, OR; and Oakland, CA. Interviews were supplemented by a series of focus groups with women leaders and researchers. The results of the study provided deeper insights into women's thinking about community development, perceived barriers to women's leadership, and the kinds of efforts which should be undertaken to facilitate and promote the status and roles of women in community development.

The organizations that were studied had the following characteristics:

- The median budget was $722,500; the maximum budget was $17 million. For more than 100 of the organizations studied, the average budget exceeded $1.5 million.
- The typical organization provided an average of more than 11 different services or activities across six different program categories -- housing, employment and economic development, human services, organizing, advocacy and financial services.
- Thirty percent of the organizations were membership organizations.
- The gender composition of the average board was sixty percent women and forty percent men.
- The organizations were racially and ethnically diverse. In some cases board and staff were entirely or almost entirely African American, Latino or Asian American.

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