

2007 Community Development

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## Speakers and Participants | **Biographies**

**Frank Altman** is president and CEO of Community Reinvestment Fund, USA, a socially responsible organization that flows dollars into low-income and economically disadvantaged communities. This helps stimulate job creation and economic development, provide affordable housing, and support community facilities. Mr. Altman is actively involved in many organizations: He serves as chairman of the New Markets Tax Credit Coalition, a member of the Center for Community Development Securities of the Federal Reserve Bank of San Francisco, and a board member of the California Association for Local Economic Development. He earned his BA at Brown University and his master's degree in public affairs at the Humphrey Institute at the University of Minnesota.

**Greg Bischak**, senior economist for the Appalachian Regional Commission (ARC), conducts and directs research on various aspects of the economic development needs and programs of the 13-state Appalachian region. He is also a member of the Transportation Research Board of the National Academy of Science and serves on the Transportation and Development Committee. Dr. Bischak's areas of expertise are regional economics, industrial organization, and transportation and energy economics. Prior to coming to ARC, Dr. Bischak was executive director of the National Commission for Economic Conversion and Disarmament. He has also taught as an assistant professor of economics. Dr. Bischak received his doctorate from the New School for Social Research in New York City.

**Bonnie Boards** is vice president and homeownership preservation officer at the Homeownership Preservation Office at Chase, a division of JPMorgan Chase. As a member of the Homeownership Preservation Office, Ms. Boards assists with developing and executing strategies, programs, and processes designed to maximize homeownership preservation opportunities for Chase mortgage customers and to minimize negative impacts on neighborhoods due to foreclosures. She has 25-plus years of banking experience that includes retail branch management, Community Reinvestment Act compliance, retail branch distribution, and mortgage lending.

**Raphael Bostic** is an associate professor in USC's School of Policy, Planning, and Development; director of the school's Master of Real Estate Development degree program; and interim associate director of the USC Lusk Center for Real Estate. An expert on housing and homeownership, Dr. Bostic has extensively studied the roles that credit markets, financing, and policy play in enhancing household access to economic and social amenities. He spent six years at the Federal Reserve Board of Governors, where he received a Special Achievement Award for his performance in conducting a survey of institutions regarding their activities associated with the Community Reinvestment Act. Dr. Bostic received his BA in psychology and economics from Harvard University and his PhD in economics from Stanford.

**Lavea Brachman** serves as director of research and policy for Greater Ohio, a statewide nonprofit initiative promoting statutory and policy reforms to achieve more intelligent land use and economic development. Ms. Brachman has worked as a lawyer, planner, and educator on environmental quality and community and economic development issues for 20 years. She has held positions at the Department of Energy under the assistant secretary for Environmental Management in the Clinton administration; the Delta Institute, a Chicago-based nonprofit organization doing sustainable development work throughout the Great Lakes region; and the Lincoln Institute of Land Policy at MIT. She holds a bachelor's degree from Harvard College, a law degree from the University of Chicago Law School, and a master's in city planning from MIT.

**James Bulger** is president of the Pennsylvania Association of Mortgage Brokers (PAMB). He has been in the mortgage business for 12 years, serving as a manager for a consumer finance company, an originator with a retail mortgage broker, and most recently an account executive for Countrywide. He has been a continuing-education instructor for mortgage brokers for five years and has participated in homeownership education for first-time homebuyers. A graduate of the University of Pittsburgh, Mr. Bulger also serves on the National Association of Mortgage Brokers Delegate Council, Nominating Committee, Membership Committee, and Government Affairs Committee.

**Malcolm Bush** has been president of Woodstock Institute since 1992. The Chicago-based Institute is a nonprofit that works locally, nationally, and internationally to promote reinvestment and economic development in lower-income and minority communities. At Woodstock, Dr. Bush has directed research and policy projects on community reinvestment and economic development; access to capital, credit, insurance, and other financial services; discrimination in the home-buying process; and more. He has held positions at a statewide child advocacy group and at the University of Chicago, and he currently serves on the board of the National Community Reinvestment Coalition, among others. Dr. Bush holds an undergraduate degree in modern history from Oxford University, an MA in American history and economics from the University of Pennsylvania, and a PhD in social psychology and urban affairs from Northwestern University.

**Glenn B. Canner** is a senior advisor in the Division of Research and Statistics of the Board of Governors of the Federal Reserve System. Dr. Canner joined the Board in 1979 as an economist and was promoted to his present position in 1996. His current areas of specialization are home mortgage and consumer lending, with a strong focus on fair lending laws and community reinvestment issues. He also oversees the activity of the Board economists working in these areas. During his 20-plus-year tenure, Dr. Canner has authored and co-authored numerous articles, including “New Information Reported under HMDA and its Application in Fair Lending Enforcement.” Dr. Canner holds a bachelor’s degree in economics from Lake Forest College and master’s and doctoral degrees from Brown University.

**Ruth M. Clevenger** is vice president and community affairs officer in the Corporate Communications and Community Affairs Department of the Federal Reserve Bank of Cleveland. Her responsibilities include strategic direction and oversight of the Bank’s Community Affairs Office. She also develops, recommends, and directs programs to promote community development activities and fair and impartial access to credit in the Fourth Federal Reserve District. Ms. Clevenger was appointed to the Bank’s Policy Advisory Committee in 2006, and she currently serves on the board of Cleveland Saves. Prior to joining the Bank, she was a Community Reinvestment Act officer at KeyCorp in Cleveland. After earning her bachelor’s degree in social welfare from George Mason University, Ms. Clevenger did graduate work in journalism at West Virginia University.

**Chris Coleman** became the mayor of Saint Paul, Minnesota, in 2005. Mayor Coleman has focused on many initiatives, including planning and outreach for light-rail through the Central Corridor and solving the city’s financial budget deficit. In addition, Mayor Coleman has been working to close the gap between the “haves” and “have-nots,” create a Domestic Abuse Service Center, and improve the city’s air quality through reducing greenhouse gas emissions. His community investment work includes serving as president of the United Family Clinic Board, an organization that serves low-income people who may not have insurance for their medical needs, and as president of the Thomas-Dale District Council. Mayor Coleman attended the University of Minnesota and graduated from its law school in 1987.

**Kathleen C. Engel** is an associate professor of law at Cleveland-Marshall College of Law at Cleveland State University. Her teaching areas are torts, civil procedure, employment law, employment discrimination, and predatory lending, and her research focuses on predatory lending and housing discrimination. Professor Engel has presented her research at conferences all over the world, including events sponsored by academic institutions, the Federal Reserve Bank, consumer advocacy groups, and banking organizations. She has clerked for the Fifth Circuit Court of Appeals in Austin, Texas; served as an associate with Burnham and Hines; and taught at Case Western Reserve University Law School and Northeastern University School of Law. She received her AB cum laude from Smith College and her JD cum laude from the University of Texas School of Law.

**Leonard English** is the investment manager of the Affordable Housing Mortgage Lending Program at the General Board of Pension and Health Benefits of the United Methodist Church. In this role, he manages a \$1.5 billion portfolio of affordable housing loans and promotes the General Board’s socially responsible investing initiatives. Prior to joining the General Board, Mr. English was vice president of commercial real estate at Brickyard Bank in Chicago, where he specialized in financing government-subsidized housing projects and projects in low- and moderate-income census tracts. Mr. English holds a BA in economics from Northwestern University and is currently pursuing a MBA with a focus in real estate finance.

**Carleton S. Finkbeiner** is serving his third term as the mayor of Toledo. During his administration, the City of Toledo improved its neighborhoods and brought living opportunities and new life to older buildings in the downtown area. He also served as the host of the Sunday morning public affairs show “Carty & Company” and presented weekly editorials entitled “It’s Just Not Right!” Mayor Finkbeiner has been chairman of the Great Lakes St. Lawrence Seaway Mayors Conference, active in the U.S. Conference of Mayors, and national chairman of Rebuild America. Before entering public service, he was a teacher and coach at Maumee Valley CDS, St. Francis de Sales High School, and the University of Toledo. He also did a two-year stint with the Federal Anti-Poverty Program in Toledo’s central city neighborhoods. Mayor Finkbeiner is a graduate of Denison University.

**Frank Ford** is senior vice president for research and development at Neighborhood Progress, Inc. (NPI), where he directs the Vacant Property Reclamation and Land Assembly Initiative. Mr. Ford is a licensed attorney with 30 years of experience in community development. His work has included community organizing, housing development, commercial retail development, employment programs, organizational development, human capital development, and applied research. He previously directed NPI’s Quantum Leap Program, served as associate director for urban programs at the Colorado Center for Community Development at the University of Colorado at Denver, and served as executive director of the Union-Miles Development Corporation. Mr. Ford graduated from Kenyon College with a BA in English and received his law degree from Case Western Reserve University School of Law.

2007 Community Development

P O L I C Y



S U M M I T

PARTNERING FOR SUCCESS

## Biographies | page 3

**Andy Fraizer** is director of community development for Indianapolis Mayor Bart Peterson and the policy advisor for a portfolio of community development initiatives that improve neighborhood quality of life. In 2006, Mr. Fraizer worked with the Indiana Attorney General's office to pass legislation protecting homeowners from mortgage foreclosure prevention scams. He also recently spearheaded a multimillion-dollar comprehensive community development program—the Great Indy Neighborhoods Initiative. Mr. Fraizer serves as a member of the board of directors of the local Head Start agency, Indianapolis Neighborhood Housing Partnership, and Momentive Consumer Credit Counseling and as board president for the Horizon House homeless day center. After earning a bachelor's degree from Indiana State University in secondary education and political science, he received his master's degree in public affairs at Indiana University-Purdue University Indianapolis.

**Kimberly A. Gibson**, special assistant for energy, transportation, and regional collaboration for the Ohio Department of Development, works to implement the Strickland–Fisher *Turnaround Ohio* agenda. She does this by fostering communication across state agencies and building the capacity of regions to compete more effectively for resources. Ms. Gibson has held positions at the Mid-Ohio Regional Planning Commission and at the Brookings Institution Center on Urban and Metropolitan Policy, and she is currently an adjunct professor in city and regional planning for the Austin E. Knowlton School of Architecture at the Ohio State University. She helped found the Ohio First Suburbs Consortium and currently serves on the boards of 1000 Friends of Central Ohio and All Aboard Ohio.

**Lisa Hall** is the director of lending at the Calvert Foundation, a private, nonprofit organization whose mission is to maximize the flow of capital to communities in need to foster a more equitable and sustainable society. She previously served as chief credit officer for the American Communities Fund in the Housing and Community

Development Division of Fannie Mae Corporation and as a senior policy advisor in the Clinton administration at the National Economic Council. Ms. Hall recently served as president of the Board of Directors for the Cultural Development Corporation, which engages artists and cultural organizations in community development and revitalization projects in the District of Columbia. She holds a BS in economics from the University of Pennsylvania and an MBA from Harvard University.

**Randall Hunt** is the state director for rural development at the U.S. Department of Agriculture (USDA), where he oversees housing, business, and community development programs that provide financial assistance to Ohio's rural communities. Prior to USDA, Mr. Hunt served as executive director of the Ohio Rural Development Partnership and as assistant director and director of the Governor's Office of Appalachia, where he was responsible for the administration of the federal Appalachian Regional Commission programs designed to address economic and social development needs in the 13 federally designated Appalachian states. Mr. Hunt is a graduate of the Ohio State University, holding a BS degree from the College of Engineering, School of Architecture.

**G. Thomas Kingsley** is a senior researcher in housing, urban policy, and governance issues at the Urban Institute, where he served for 11 years as the director of the Center for Public Finance and Housing. He currently directs the National Neighborhood Indicators Partnership, an initiative to further the development of advanced data systems for policy analysis and community building in U.S. cities. Mr. Kingsley has served as co-director for the Ford Foundation-sponsored Urban Opportunity Program, director of the Rand Corporation's Housing and Urban Policy Program, and assistant administrator for the New York City Housing and Development Administration. He has also taught on the faculties of the graduate urban planning programs at the University of California, Berkeley, and the University of Southern California.

**Dean A. Lovelace** is in his fourth term as Dayton city commissioner. His key legislative initiatives focus on poverty reduction, living wage and the earned income tax credit, and anti-predatory lending. Mr. Lovelace previously served as a member of the planning staff of the City of Dayton and later as the coordinator for the city's Northwest Office of Neighborhood Affairs. He currently chairs the Dayton Poverty Reduction Forum, Workforce Development Task Force, and the Earned Income Tax Credit Initiative as well as the Dayton Community Reinvestment Institute. He has an associate's degree in business from Sinclair Community College, a bachelor's in business administration from the University of Dayton, and a master's in applied and social economics from Wright State University.

**Alan Mallach** is a senior research fellow of the National Housing Institute in Montclair, New Jersey; a visiting scholar in the Community Affairs Department of the Federal Reserve Bank of Philadelphia; and a widely recognized authority on urban regeneration and neighborhood revitalization. His most recent book, *Bringing Buildings Back: Turning Abandoned Properties into Community Assets*, was published earlier this year. Mr. Mallach has taught at Rutgers University, Richard Stockton College, and elsewhere; has served as director of the Department of Housing and Development in Trenton, New Jersey; and is a member of the College of Fellows of the American Institute of Certified Planners. He holds a BA from Yale University.

**Bryce J. Marezki** has been the policy director at the Pennsylvania Department of Community and Economic Development (DCED) since 2004, helping to create a more coordinated and comprehensive effort to rebuild and revitalize Pennsylvania communities. Prior to joining DCED, Mr. Marezki was the executive director of the Family Support Policy Board at the University of Pittsburgh Office of Child Development. After completing his bachelor's degree in political science and urban studies at the Pennsylvania State University, he graduated with a master's degree in urban and regional planning from the University of North Carolina at Chapel Hill.

**Hannah McKinney** has served on Kalamazoo, Michigan's City Commission for five terms—the first four as vice mayor and her current term as mayor. During this time, she has worked on issues of regionalism, economic and community development, and poverty alleviation. She is one of the developers of the Recycling for Warmth program, a collaborative among local churches, corporations, individuals, and the Northside neighborhood that provides insulation, windows, and other remodeling to the homes of low-income families. Mayor McKinney is also a professor of economics and business at Kalamazoo College, where she specializes in urban economics and public finance. She earned her PhD in economics from the University of Pennsylvania.

**Kirsten S. Moy** heads the Aspen Institute's Economic Opportunities Program, which promotes learning about poverty alleviation, self-employment, and employment strategies. Her areas of expertise

include community development finance, affordable housing, and socially responsible investing. Ms. Moy came to the Aspen Institute from the Community Development Innovation and Infrastructure Initiative, where she served as director of a national research project on the future of community development and community development finance. She has been a distinguished visitor in the Human and Community Development program of the John D. and Catherine T. MacArthur Foundation and has served in the Clinton administration as director of the Community Development Financial Institutions Fund at the U.S. Department of Treasury.

**Steve O'Connor** is senior vice president of public policy in the Government Affairs Department of the Mortgage Bankers Association (MBA), where he manages the department's residential policy staff. In this capacity, he oversees the development of MBA's policy positions on regulatory, legislative, and industry issues affecting residential mortgage lending; helps direct the association's advocacy efforts; and is responsible for outreach to key strategic partners. He also serves as the staff representative to MBA's Residential Board of Governors. Before joining MBA, Mr. O'Connor held positions in government affairs with the National Association of Realtors and with Freddie Mac. Mr. O'Connor earned a BA in political science from Marquette University and an MA in political science from American University.

**Leslie Parrish** is a senior researcher at the Center for Responsible Lending, a nonprofit, nonpartisan research and policy organization dedicated to protecting homeownership and family wealth by working to eliminate abusive financial practices. Currently, she is focused on issues related to consumer loan products regulated at the state and federal levels. Ms. Parrish previously worked on asset-building issues such as financial education, children's savings accounts, and asset-limit reform as a senior policy analyst at the New America Foundation. She holds a master's degree in city and regional planning from the University of North Carolina at Chapel Hill and a bachelor of arts degree in public and urban affairs from Virginia Tech.

**Sandra Pianalto** is the president and CEO of the Federal Reserve Bank of Cleveland. She has spent time as an economist at the Federal Reserve Board of Governors and on the staff of the Budget Committee of the U.S. House of Representatives. She serves on the boards of many organizations, including those of the Cleveland Foundation and the Greater Cleveland Partnership. Ms. Pianalto earned a bachelor's degree in economics from the University of Akron and a master's degree in economics from the George Washington University. She is a graduate of the Advanced Management Program at Duke University's Fuqua School of Business and holds honorary doctor of humane letters degrees from the University of Akron, Baldwin-Wallace College, Kent State University, Ursuline College, and Notre Dame College. Ms. Pianalto also received an honorary doctor of business administration degree from Cleveland State University.

2007 Community Development

P O L I C Y



S U M M I T

PARTNERING FOR SUCCESS

## Biographies | page 5

**Paul Poston** is director of NeighborWorks America's Great Lakes district. He is responsible for grant making, technical assistance, and other services for NeighborWorks organizations in Indiana, Kentucky, Michigan, Ohio, and Tennessee. Prior to joining NeighborWorks America, Mr. Poston was with the Enterprise Foundation (now Enterprise Community Partners) in Columbia, Maryland, and northern California. He has also been a consultant to nonprofit, for-profit, and public-sector organizations and served in state government. He received his undergraduate degree from Harvard College and holds graduate degrees from Tufts University and the Massachusetts Institute of Technology.

**Benson (Buzz) F. Roberts** is senior vice president for policy and program development at Local Initiatives Support Corporation (LISC), the nation's largest nonprofit investor in low-income community development. He directs LISC's activities in public policy, program planning, research and assessment, and knowledge sharing. A board member of the National Association of Affordable Housing Lenders, the National Housing Conference, Center for Community Change, and the New Markets Tax Credit Coalition, Mr. Roberts graduated magna cum laude from Harvard College with a degree in economics.

**Jim Rokakis** took office as county treasurer in 1997 after serving for more than 19 years on the Cleveland City Council. Faced with Cuyahoga County's mortgage foreclosure crisis, Mr. Rokakis helped to write and pass House Bill 294, which streamlines the foreclosure process for abandoned properties. He took the leadership role in creating the county's "Don't Borrow Trouble" mortgage foreclosure prevention program, and he has developed a program that uses the investment portfolio to purchase bonds from cities to help them deal with the costs associated with abandoned properties resulting from foreclosures. Mr. Rokakis also developed the Home Enhancement Loan Program, which offers home improvement loans at three percentage points less than the lowest rate a bank would otherwise charge. Mr. Rokakis is a graduate of Oberlin College and the Cleveland-Marshall College of Law.

**Morgan J. Rose** joined the Office of the Comptroller of the Currency in 2005 after earning his PhD in economics from Washington University in Saint Louis. Prior to that, he worked for three years at the Federal Reserve Bank of Kansas City. This fall he will join the faculty of the University of Maryland, Baltimore County. Dr. Rose's current research focuses on corporate finance, corporate governance, and consumer finance.

**Michael Rubinger** has been the president and CEO of Local Initiatives Support Corporation (LISC) since 1999. Prior to joining LISC, he was the executive vice president of the Pew Charitable Trusts. Mr. Rubinger has more than 30 years of experience in the housing and economic development fields. He worked for the City of New York as assistant commissioner of employment and training and was also responsible for planning and implementing various housing-and employment-related national demonstration projects for the Manpower Demonstration Research Corporation, a nonprofit policy research corporation. Earlier in his career, he helped to administer the Ford Foundation's community and economic development initiatives. Mr. Rubinger is a graduate of Brown University and the Fletcher School of Law and Diplomacy at Tufts.

**Rebecca Seib** is the community economic development specialist for NeighborWorks America, where she is engaged in the development of a practitioner-driven national program focusing on commercial lending and commercial property development. Before joining NeighborWorks, Ms. Seib was an evaluator for various federal programs including community development projects and revolving loan funds, a participant in the Listening White House Conferences, and a representative for American Indian Women at the United Nations Women's Conference in Beijing, China. During her work with small, minority-owned businesses in Maryland, Ms. Seib was appointed by the governor to the Maryland Commission on Indian Affairs and to the State Minority Advisory Council. She currently is an adjunct professor at Southern New Hampshire University while seeking her PhD in policy and community economic development.

**Julia Seward** is director of state policy for Local Initiatives Support Corporation (LISC), where she is responsible for development and implementation of state community development policy and for coordination of LISC's smart growth work. Her diverse career in the public, private, and nonprofit sectors includes management of the corporate community reinvestment and philanthropic programs for Signet Banking Corporation, work as a special policy assistant in the Virginia governor's office, and chairmanship of the Consumer Advisory Council for the Board of Governors of the Federal Reserve System.

**John Talmage** was selected to be the president and CEO of Social Compact by its board of directors in May 2006, after serving as the company's deputy director. Before joining Social Compact, he served as the deputy director for economic development for the City of New Orleans, where he focused on business development issues, including workforce development, international trade, and business recruitment and retention. Prior to that, Mr. Talmage worked in New York City, primarily for the New York City Council. While in New York, he worked with communities throughout North Brooklyn to address economic development, housing, and land-use matters.

**Hubert Van Tol** is the director for economic justice at Rural Opportunities, Inc. (ROI), a Rochester-based nonprofit engaged in building assets and providing services for underserved individuals and communities in seven states and Puerto Rico. Mr. Van Tol serves on the board and executive committee of National Community Reinvestment Coalition and as a member of its Bankers Collaborative Council and its Mortgage Finance Council. Prior to ROI, Mr. Van Tol was the president of Fairness in Rural Lending, executive director of the Mid-South Peace and Justice Center, and a program manager for the New Memphis Development Corporation. He has also served as a member of the Federal Reserve Board's Consumer Advisory Council and was a member of the board of the Monroe County Housing Authority in Wisconsin.

**Christopher Walker** is director of research and assessment for Local Initiatives Support Corporation (LISC). He is responsible for assembling, conducting, sponsoring, and disseminating high-quality research on community development's contributions to the well-being of individuals, families, and communities. He also supports the research activities of the 30 LISC local programs throughout the United States. Currently, Mr. Walker directs the assessment of LISC's new comprehensive community change initiative and studies the impact of low-income housing tax credit projects on neighborhoods and families. He also provides senior research support to LISC/MetroEdge. Prior to joining LISC, Mr. Walker was director of the community and economic development program of the Urban Institute in Washington, DC.

**Mark A. Willis** is executive vice president of JPMorgan Chase and head of the Community Development Group. He is responsible for coordinating the corporation's community development programs and products to help strengthen low- and moderate-income communities. Before joining Chase, Dr. Willis held various positions with the City of New York, culminating in his appointment as deputy commissioner for development of the Department of Housing Preservation and Development. Presently, Dr. Willis is chairman of the New York Community Investment Company and co-chair of Living Cities: The National Community Development Initiative. He holds a BA in economics from Yale University, a JD from Harvard Law School, and a PhD in urban economics and industrial organization from Yale.

**Kimberly A. Zurz** was appointed director of the Ohio Department of Commerce in early 2007. Ms. Zurz was a state senator representing citizens in northeast Ohio at the time of her appointment. She is committed to providing strong leadership to carry out the department's mission of consumer protection and fair, efficient regulation of business. Ms. Zurz's career in public service has included membership in the National Conference of State Legislators. She also has served on many boards and commissions, including those of the Akron/Summit Convention and Visitors Bureau Board, the National Association of County Officials, and the Summit County Information Technology Board. Ms. Zurz attended the University of Akron.

## KEYNOTE SPEAKER



**Clarence Page** is a columnist for and editorial staff member of the *Chicago Tribune*, and his column is syndicated nationally. Mr. Page also serves as an essayist on *The NewsHour*, is a frequent member of the program's panel of regional newspaper editors and columnists, and is an occasional guest panelist on *The MacLaughlin Group*. Mr. Page has served as a reporter and assistant city editor for the *Chicago Tribune*; community affairs director, reporter, and planning editor at WBBM-TV in Chicago; and a writer for *Chicago Magazine*, the *Chicago Reader*, the *Washington Monthly*, the *New Republic*, the *Wall Street Journal*, *New York Newsday*, and *Emerge*. A recipient of many awards, Mr. Page won a Pulitzer Prize for commentary in 1989.