

STATUS REPORT
OF
THE NATIONAL BAPTIST CONVENTION
HOUSING & ECONOMIC DEVELOPMENT COMMISSION
DR. WILLIE GABLE JR., CHAIRMAN



TO THE
PRESIDENT
OF THE
THE NATIONAL BAPTIST CONVENTION, USA, INC.
DR. JULIUS R. SCRUGGS, PRESIDENT

THURSDAY, SEPTEMBER 4, 2014

To President Dr. Julius R. Scruggs, Vice President At Large Dr. Jerry Young, General Secretary Dr. Calvin McKinney and the official cabinet, we come before you on behalf of the National Baptist Housing and Economic Development Commission to report on the status and progress of the Commission as it continues to pursue its mission of providing affordable housing to seniors and to low and moderate income families. The Housing and Economic Development Commission recognizes the challenges that our churches, our State and Local Associations and our Community Development Corporations face as we journey through these challenging economic times.

Senior Housing/ Home and Community-Based Services

A significant portion of our attention and efforts for the last few months have been directed towards the existing properties presently within our portfolio. While we are thankful for God's grace in having enabled the Commission to minister to our seniors for the last thirty years, we are also mindful of the responsibility that comes along with that enablement. To that end we have sought to prototype a process to rehabilitate our projects in order to improve their accessibility, functionality, comfort and safety for our seniors.

In agreement with National Church Residences the Housing and Economic Development Commission is completing the rehabilitation of five (5) Section 202 housing projects-Joshua Manor and Enon Plaza, both in Dayton, Ohio; M. L. Gabriel Commons in Trotwood, Ohio; Riddlehaven Apartments in Upper Sandusky, Ohio; and Greater Bethlehem Plaza in Dallas, Texas. Upon completion the efforts for this initiative will result in renovated housing facilities that provide our seniors with an improved standard of living and establish a prototype that can be utilized with our other NBC projects.

Given the current political and economic climate in the country, the Commission has started the process of restructuring our approaches to new project development and funding sources to include bonds, federal HOME dollars, CDBG dollars, low-income tax credits and New Market tax credits. We invite people who are interested in building projects for seniors and for low and moderate income families to contact us through the Housing and Economic Development Commission booth in the Exhibit Hall.

Educating Our Constituency

The need to provide our member churches with ongoing educational tools is vital if we wish to meet the needs of our neighborhoods and communities. Therefore, the Commission has developed educational tracks to equip member churches to participate in neighborhood stabilization projects. Through the National Baptist Congress of Christian Education we have provided course offerings that will assist our member churches in using housing as a tool for stimulating the process of economic development in the surrounding community.

Two new classes were established in our Congress of Christian Education this past June. *The Real Estate Development Process* was taught by Bro. Clifford Turner, President of Land Development Services in Louisville, Kentucky and a member on the Commission Board. *Financing Religious Education Development* was taught by Bro. Keith Corbett, Senior Vice-President of the Center for Responsible Lending in Durham North Carolina and also a member on the Commission Board. These courses provide an overview of the process of real estate development and identify sources and types of funding for those projects so that interested individuals, churches and organizations will be better equipped to successfully complete housing projects in their local community.

We are excited about these new courses and the Commission expresses its gratitude to Congress President Waddles and Congress Dean Cuff for their willingness to collaborate with us to offer these

courses to the National Baptist Convention. Individuals interested in these courses should stop by the Housing and Economic Development Commission booth in the Exhibit Hall.

Morris Memorial Building

The Commission remains steadfast in its recommendation that the Morris Memorial Building be renovated to allow for commercial rentals, apartments and condominiums. The Commission stands ready to assist in any way it can to bring this goal to fruition.

Housing Counseling Initiatives

The Housing Counseling Initiative has been established with the intent of addressing the issue of home-ownership and homelessness that exists throughout the constituency of the National Baptist Convention. This initiative intends to utilize the structure of Fannie Mae as a conduit through which vital information and training will be made available that will assist in creating knowledgeable and responsible potential homebuyers and housing programs as a path to financial wholeness. We will reconnect our partnership opportunities with Fannie Mae and NeighborWorks, both national nonprofit organizations created by Congress to provide financial support, technical assistance, and training for community-based revitalization efforts. The recent economic crisis has expanded the scope of this initiative to include foreclosure awareness as well.

Health and Wellness Initiative

The Health and Wellness Initiative was established with the intent of addressing the issue of physical health and wellness within the constituency of the National Baptist Convention, USA, Inc. The Housing and Economic Development Commission intends to collaborate with the National Baptist Convention Health Commission, the National Baptist Convention Congress of Christian Education and the US Department of Health and Human Services to establish facilities for seniors to provide treatment and rehabilitation.

MOSES Mortgage Corporation

The M.O.S.E.S. Mortgage Corporation (MMC) is an initiative of the National Baptist Convention USA, Inc. (NBC) through its Housing & Economic Development Commission. The mortgage lending company, MMC, would provide competitive mortgage pricing for individuals that are members of the convention. This company would link prime lenders with NBC members and provide consumer education and credit counseling. The ultimate goal of the MMC as a stand-alone mortgage lending company would be to generate end loans. Our partner banks in each state would be responsible for underwriting (within agreed guidelines) and placement of the mortgage and servicing the loans. MMC would be responsible for client acquisitions, credit counseling and consumer education. At present the organization has been incorporated but little further has been done, the Commission will revisit this initiative in partnership with a major bank.

Housing Projects

The NBC Housing and Economic Development Commission has established 28 properties in 13 states. Each property is established underneath a single-asset 501(c)(3) corporation. They are as follows:

#	Project Name	Street Address	City/State	Zip	Corporation Name
1	Angelique Woods Apts.	1679 W 45th St.	Erie PA	16509	NBC-USA Housing, Inc., 19
2	Bethel Towers	324 N Martin Luther King Jr Blvd.	Tallahassee FL	32301	NBC-USA Housing, Inc., 32
3	Boyd Manor	6440 General Meyer Ave.	New Orleans LA	70131	NBC-USA Housing, Inc., 28

#	Project Name	Street Address	City/State		Zip	Corporation Name
4	Calvary Plaza	200 E 26th St.	Muncie	IN	47302	NBC-USA Housing, Inc., 25
5	Canaan Manor	9539 Hayes St.	Detroit	MI	48213	NBC-USA Housing, Inc., Eleven
6	Canaan Manor	5253 Hoover Ave.	Dayton	OH	45427	NBC-USA Housing, Inc.
7	Capitol Commons	4202 13th St. NW	Washington	DC	20011	NBC-USA Housing, Inc., 24
8	Carmel Manor	910 Bowman St.	Vicksburg	MS	39180	NBC-USA Housing, Inc., 22
9	Enon Plaza	1465 W 3rd St.	Dayton	OH	45402	NBC-USA Housing, Inc., Nine
10	Fellowship Manor	5031 S Princeton Ave.	Chicago	IL	60609	Fellowship Manor, Ltd.
11	Fortner Manor*	2217 Lapeyrouse St.	New Orleans	LA	70119	NBC-USA Housing, Inc., 26
12	Grace House	229 S 7th Ave.	Mt. Vernon	NY	10550	NBC-USA of NY One Housing Devel. Fund Corp.
13	Gr. Bethlehem Plaza Apts.	7835 Military Pkwy.	Dallas	TX	75227	NBC-USA Housing, Inc., 20
14	Hillside Gulfport Manor	500 Block of Teagarden Rd.	Gulfport	MS		National Baptist Housing Gulfport Manor, Inc
15	Joshua Manor	1435 W 3rd St	Dayton	OH	45402	NBC-USA Housing, Inc., Eight
16	Love Zion Manor	2436 Innis Rd.	Columbus	OH	43224	NBC-USA Housing, Inc., Five
17	M. L. Gabriel Commons	3300 Shiloh Springs Rd	Trotwood	OH	45426	NBC-USA Housing, Inc., 2; National Baptist Convention U S A Housing Association II Inc
18	Market Place Apts.	232 N Cole St	Lima	OH	45805	NBC-USA Housing, Inc., Fifteen
19	Mount Sinai Apts.	7600 Woodland Ave	Cleveland	OH	44104	Mount Sinai Housing Development Corp, II.
20	New Salem Manor	2760 Sunbury Rd.	Columbus	OH	43219	NBC-USA Housing, Inc., 13
21	Progressive Manor	2401 Clarksville Pike	Nashville	TN	37208	NBC-USA Housing, Inc., 23
22	R. J. Gordon Manor	511 Fuller Rd.	Elyria	OH	44035	NBC-USA Housing, Inc., Seven
23	Raphael Manor*	3000 Pine St.	New Orleans	LA	70125	NBC-USA Housing, Inc., Three
24	Riddlehaven Apts.	900 Eulalia Ave.	Upper Sandusky	OH	43351	NBC-USA Housing, Inc., 17
25	S.G. Noble Garden of Hope Apts.s	200 Magnolia Ave.	Augusta	GA	30901	NBC-USA Housing, Inc., 30
26	Southfield Tabernacle Commons	300 Obetz Rd.	Columbus	OH	43207	NBC-USA Housing, Inc., 14
27	True Love Manor	6025 Hanna St.	Ft. Wayne	IN	46816	NBC-USA Housing, Inc., Ten
28	Upshur House	1301 Upshur St. NW	Washington	DC	20011	NBC-USA Housing, Inc., 27

*These two projects went through foreclosure by HUD after Hurricane Katrina and though the corporations are still active the properties are not under the Commission's control.

Respectfully Submitted

Dr. Willie Gable, Jr., D. Min
Chairman