
Building Blocks



A Publication of the Federal Housing Finance Board

Volume 5, Number 1

Fall 1996

Pilot Program Okayed for FHLBank of New York

Finance Board Approves Proposal For Cooperative Mission-Related Investments

At its July 3 board meeting, the Federal Housing Finance Board approved a resolution allowing the Federal Home Loan Bank of New York to create a "Community Mortgage Asset Activities" pilot program that involves purchasing interests in housing and community development assets from its members and nonmember mortgagees.

The FHLBank proposes to purchase participation interests in one-to-four-family residential, construction or acquisition, and community development mortgage loans that meet the income and residential requirements of the FHLBank System's Community Investment Program (CIP). To ensure that New York district members benefit from the program, the FHLBank also proposes to sell interests in the loans to other members in the New York district.

(The CIP provides loans to low- and moderate-income households and neighborhoods for home mortgages, rental properties, and commercial and economic development.)

The program is designed to enhance the capacity of its members to meet under-served community financing needs, and strengthen the commitment of the FHLBank to its housing mission. Offering shares of such loans to other FHLBank members allows those members to participate in housing and community development projects the members may not otherwise be capable of due to the project size or the member's size.

In approving the program, Finance Board Chairman Bruce A. Momson stated that the FHLBank's proposal met the Finance Board's criteria for mission-related investments.

"The board requires that mission-related investments do not jeopardize the triple-A credit

rating of the FHLBank System or its FHLBanks; do not compete with other members in the FHLBank System and promote cooperation within the FHLBank System; and address unmet credit needs in their communities. As presented, the FHLBank of New York's proposal meets those criteria," Morrison said.

The Finance Board's approval contained several requirements,

(See **PROPOSAL**, page 2)

Table of Contents

New Rural Home Loan Partnership Links FHLBank System, Rural LISC, RHS see page 3

Complete Index of All Building Blocks Articles for 1992-1996. see page 4

FHLBank System Members Among First CDFI Fund Recipients. see page 6

Rural Development Data Bases Available on Internet, Worldwide Web see page 7

including a provision conditioning implementation of the program on the confirmation by the Finance Boards Office of Supervision that the FHLBank of New York has established appropriate program policies, procedures, controls, and reserves.

Other conditions imposed by the Finance Board include:

- limiting the initial program to \$250 million;
- requiring the FHLBank to ensure that the originator of the loan maintains at least a 20percent interest in the loan, with higher minimum retention levels required

where appropriate;

- limiting the FHLBank's participations in construction loans to no greater than 10 percent of the pilot program authorization;
- requiring that the FHLBank make an effort to share its participation interests with members in its district, ensuring that those members understand that their responsibility for due diligence is separate and apart from that performed by the FHLBank;
- requiring the FHLBanks management to provide its board of directors with monthly progress reports during the first year of

operation, and at least quarterly reports thereafter. Also, the board of directors will make written evaluations of those reports and provide copies of those evaluations and the management reports to the Finance Board; and

- requiring the FHLBank to structure the program to avoid an appearance of conflict of interests for those board directors with direct responsibility for approving transactions under the program.

For more information on the program, contact Joe Gallo, the FHLBank of New York's community investment officer, at (212)441-6821.



Rochester, NY -- Rochester Mayor William Johnson (left) addresses the news media and citizens announcing a \$10 million Community investment Program set-aside for economic development projects in six city neighborhoods. Funding for the effort comes from OnBank and Trust Company of Syracuse, a member of the FHLBank of New York, and the Small Business Administration (SBA) 504 program, making it the first partnership between the FHLBank System and the SBA. The funds will be administered by the Rochester Economic Development Corporation. Joining the mayor were (left-right) Alfred A. DelliBovi, president of the FHLBank of New York; Robert J. Bennett, chairman and chief executive officer of OnBank; and Bruce A. Morrison, chairman of the Federal Housing Finance Board.

CIP Advances Available Up To 33 Years

New Rural Home Loan Partnership Links FHLBank System, Rural LISC, RHS

Eight Federal Home Loan Banks and the Federal Housing Finance Board have joined Rural Housing Service (RHS - formerly the Farmers Home Administration) and the Local Initiative Support Corporation (LISC) in a demonstration to expand and reduce the cost of homeownership in rural areas. The agreement was signed at the National Homeownership Summit in Washington, D.C., on June 7.

The Rural Home Loan Partnership will link RHS's Section 502 leveraged direct loan program with the Federal Home Loan Bank System's Community Investment Program (CIP). A portion of the home financing will come from RHS and the remainder, in most cases, from an FHLBank member utilizing CIP advances that are the result of an earlier agreement with Rural LISC (See Building Blocks, Vol. 3, No. 3, Spring 1995). Loan share will be negotiated between the FHLBank member and RHS, and if the FHLBank member finances at least 50 percent of the appraised value, it may sell its share in the secondary market.

Participating FHLBanks in New York, Atlanta, Cincinnati, Indianapolis, Des Moines, Dallas, Topeka, and San Francisco have agreed to make CIP advances for 1 month to 20 years with amortization periods of up to 33 years in amounts of \$100,000 or more. FHLBank members must offer borrowers 33-year, fixed-rate financing, which is equal to the RHS terms, and agree

to mark up the CIP advances no more than 175 basis points over the 20-year CIP rate.

LISC has agreed to provide technical assistance and financial support in the form of capacity-building grants, project-related grants, recoverable grants, and loans to nine of its participating Community Development Corporations (CDCs). The CDCs will provide the link between FHLBank members, RHS, and low- and moderate-income families by providing outreach and homeownership counseling to potential borrowers.

Borrowers must have incomes at or below 80 percent of area median. They will make two mortgage payments -- one to RHS and one to the participating lender. Depending on their income, borrowers may also be eligible for

borrower assistance payments from RHS to reduce the interest rate on the RHS loan. Consistent with Section 502 program requirements, borrowers will not be required to come up with a downpayment.

The participating Community Development Corporations are: Cabrillo Economic Development Corporation (Saticoy, CA); Garrett County Community Action Agency (Oakland, MD); North Florida Educational Development Corporation (Gretna, FL); Rural Opportunities Inc. (Alliance, OH, Kalamazoo, MI, and Rochester, NY); Scottsbluff/ Terrytown/Gering CDC (Scottsbluff, NE); Southern Mutual Help Association, (New Iberia, LA); and Southwest Minnesota Housing Partnership, (Slayton, MN). These organizations were chosen, in part, because they

(See **LINK**, page 6)

Finance Board, FHLBank System Co-Sponsor Housing Conference

The Federal Housing Finance Board and the FHLBank System will be Co-sponsors for the 1996 National Rural Housing Conference organized by the Housing Assistance Council (HAC). The Finance Board and the FHLBank System are coordinating a workshop for the event.

The conference, which celebrates 25 years of HAC work,

will focus on preparing for the future, new directions, and new visions. It is scheduled for December 11-14 at the Renaissance Washington Hotel in Washington D.C.

For more information write to the HAC, Suite 606, 1025 Vermont Ave., NW, Washington, D.C. 20005, or call (202)842-8600.

Index of Building Blocks Articles

(Reprints of Building Blocks are available by calling Dennis McGee at 202/408-2810)

1992

Vol. 1, No. 1

- Marketing Efforts Prove Successful for CIP in 1991 (Vol. 1, No. 1, page 1)
- Banks Use CIP for Bridge Loans Financing (Vol. 1, No. 1, page 1)
- Loan Consortium and AHP Work Together to Provide Housing (Vol. 1, No. 1, page 2) [Includes: Bullet recap of Enterprise Foundation survey on affordable housing lending consortia, page 3]

1993

Vol. 2, No. 1

- FHLBank System Developing Strategic Plan (Vol. 2, No. 1, page 1)
- CIP Funds Encouraged for Community Economic Development (Vol. 2, No. 1, page 1)
- Dallas FHLBank Provides Grants to Programs Benefiting the Homeless (Vol. 2, No. 1, page 3)
- Advisory Council Representatives Name Chairperson (Vol. 2, No. 1, page 3)
- Community Investment Highlights: Dorsey R. Moore Cooperative (Washington, D.C.; FHLBank of Atlanta); New Community Corporation (Jersey City, NJ, FHLBank of New York) (Vol. 2, No. 1, page 5)

Vol. 2, No. 2

- Special Edition: Highlights 38 Community investment Program projects from the 12 FHLBanks (Vol. 2, No. 2, page 1)

1994

Vol. 2, No. 3

- Agencies Issue Nondiscrimination

Policy: Interagency Task Force on Fair Lending (Vol. 2, No. 3, page 1)

- 18 New Directors Named to FHLBanks' Boards (Vol. 2, No. 3, page 1)
- New AHP Regulation Proposed for FHLBank System (Vol. 2, No. 3, page 3)
- FHFB Reviews Empowerment issues: Key Player in Administration Initiative (Vol. 2, No. 3, page 5)
- Community Support Program Notice Receives 28 Responses (Vol. 2, No. 3, page 6)
- Habitat for Humanity (plus) AHP (equals) Success (Vol. 2, No. 3, page 8) [Includes chart: AHP/Habitat Projects by FHLBank as of December 15, 1993]

Vol. 3, No. 1

- HUD Releases Study on FHLBank System: Last of Five Mandated Reports (Vol. 3, No. 1, page 1)
- Community Support Action Plan. Used to boost Banks' Performance (Vol. 3, No. 1, page 1)
- Mobile Home Parks Use CIP. Limited-Equity Co-ops Created (Vol. 3, No. 1, page 1)
 - Bank System Aids Earthquake Relief Efforts: Mortgage. Rehabilitation. Refinancing Loans (Vol. 3, No. 1, page 5)
- CIP Activity Tops \$5.1 Billion (Vol. 3, No. 1, page 5)
- San Francisco, Chicago Banks Make First 'Direct Placements': California. Illinois Buy Bonds (Vol. 3, No. 1, page 6)
- Major Disasters Spur Bank System Members to Action: Earthquakes, Hurricanes, Riots, Floods (Vol. 3, No. 1, page 8)
- 14 HFAs approved to Borrow From Bank System: Nonmember Mortgagees (Vol. 3, No. 1, page 10)

[Includes: Program Parameters for Nonmember Mortgagees. page 11]

Vol. 3, No. 2

- \$471,000 Used in Landmark Financing to Aid Housing for Blackfeet Tribe: First AHP-Assisted Mortgage on Tribal Lands (Vol. 3, No. 2, page 1) [Includes: Advantages to Building on Trust Lands, page 7; Includes: Federal, State Program Aid Housing on Native Lands, page 5]
- Community Land Trust Offer Alternative for Low-cost Housing: 100 Land Trusts in 20 States (Vol. 3, No. 1, page 6)
- Local Governments Fill Affordable Housing Funding Gaps: Housing Trust Funds (Vol. 3, No. 2, page 8) (Includes: HTFs: How they Work and How to Use Them, page 9; Includes: Sources of Revenue Committed to Existing Housing Trust Funds, page 10)
- Mutual Housing Offers Rental Convenience With Flexibility. Rights of Ownership (Vol. 3, No. 2, page 11)

1995

Vol. 3, No. 3

- Seasonal Workers. Elderly, Homeless Benefit from AHP Rural Rental Projects: Nearly 6,000 Units Nationwide (Vol. 3, No. 3, page 1) Includes chart: AHP Rural Rental Projects as of March 22, 1995, page 2]
- Letters of Credit Gain Popularity Within Bank System (Vol. 3, No. 3, page 3) [Includes: Bank System-Approved Guidelines for Letters-of-Credit Use, page 4]
- Retraining. Daycare Centers Typify Rural CIP Efforts: MF and SF Housing Also Possible (Vol. 3, No. 3, page 5)
- FHLBanks Asked to Increase Funding to Local CDCs: Rural LISC Created (Vol. 3, No. 3, page 7)

Index of Building Blocks Articles

Vol. 3, No. 4,

- Special Edition: 12 features stories, representing each FHLBank district, highlighting versatility of AHP (Vol. 3, No. 4, page 1)

Vol. 4, No. 1

- Community Development Financial Institutions Improve Local Economies by Increasing Jobs, Housing, Businesses: Appalbank, Self-Help, and South Shore (Vol. 4, No. 1, page 1)
- ! Newest CDFI Tackles Old Problem: Appalbank (Vol. 4, No. 1, page 2)
- Homeownership Crucial to CDFI's Growth Efforts: Self-Help (Vol. 4, No. 1, page 3)
- Keeping Deposits in Neighborhood Fuels Development: South Shore (Vol. 4, No. 1, page 3)
- Small Loans Provide Large Boost to New, Expanding Businesses 'Imported' Concept Gains Popularity (Vol. 4, No. 1, page 5) [Includes: Microenterprises Resources Guide, page 6]
- Surveys Highlight Importance of Training for CDCs; AHP's History, Simplicity Lessen Training Needs: LISC Queries Rural/Nonrural CDCs (Vol. 4, No. 1, page 8)
- Barriers to Rural Credit Studied; Solutions Offered (Vol. 4, No. 1, page 9)
- Public and Private Resources for Rural Lending (Vol. 4, No. 1, page 10)

Vol. 4, No. 2

- Homeowners' Savings Matched With AHP Funds Under Voluntary Rule Approved for FHLBanks: Up to \$5,000 for Closing Costs, Downpayment (Vol. 4, No. 2, page 1) [Includes: How a Matched-Savings Program Works, page 2]

- FHLBanks Commit to \$200 Million for Rural Development: Rural LISC Inaugurated (Vol. 4, No. 2, page 3)
- Report From the Chairman (Vol. 4, No. 2, page 4)
- Proposed Rule Would Allow FHLBanks to Establish Subsidy Limits for AHP: Board Reviewing Comments (Vol. 4, No. 2, page 5)
- Federal Housing Finance Board Welcomes New Board Members: Bruce A. Morrison: New Chairman Brings Extensive Banking, Housing, Community Development Experience to Post: J. Timothy O'Neill: International Law, Lobbying Background Help Former Staffer Return as New Board Member (Vol. 4, No. 2, page 6)
- Chippewa Housing Council Becomes Latest Nonmember Mortgagee: Minnesota Tribe Approved for Advances (Vol. 4, No. 2, page 7) [Includes: FHLBank System Nonmember Mortgagees, page 7]
- AHP, CIP: Substantial Financing for Rural Projects (Vol. 4, No. 2, page 8)
- Special-Needs' Populations Account for 35% of AHP Funding; 33,000 Households Assisted: \$127 Million in 5 Years (Vol. 4, No. 2, page 9) [Includes, chart: Special-Needs Housing Units, page 10]
- FHLBank System Scores Early Successes In National Partners for Homeownership Plans: Report Card on NPH Efforts (Vol. 4, No. 2, page 12)
- Public Private /Sectors Join Navajo Nation to Improve Credit, Housing on Tribal Lands (Vol. 4, No. 2, page 13)
- CDFIs Receive \$31 Million in Funding (Vol. 4, No. 2, page 15)

1996

Vol. 4, No. 3

- Houston Community Fights Back to Reclaim Neighborhood for Residents:

AHP Adds \$270,000 in Assistance (Vol. 4, No. 3, page 1)

- Nonprofit Announces \$10,000 Grants for Model Partnerships (Vol. 4, No. 3, page 2)

! FHLBank of New York receives Approval for Bond Purchase (Vol. 4, No. 3, page 3)

! Rural Housing, AHP Set-Asides Top Strategies for Homeownership Push: Update on NPH Efforts (Vol. 4, No. 3, page 4)

- Small Business Investment Companies Offer FHLBanks Development Opportunities (Vol. 4, No. 3, page 5)

! FHLBank Members Improve in Community Support Reviews: 1995 CSP Annual Report (Vol. 4, No. 3, page 6)

- Homeownership Set-Aside Programs Up and Running: Regulatory Changes Allow Flexibility (Vol. 4, No. 3, page 7)
- CDFI Fund Proves Popular with CDCs: \$31 Million Available (Vol. 4, No. 3, page 8)

Vol. 4, No. 4

- FHLBank System Honors Members, Nonprofits for Housing, Community Development Partnerships (Vol. 4, No. 4, page 1) [Includes chart: List of 1995 CPA winners, page 3]
- RHS Oversees New Rental Housing Program (Vol. 4, No. 4, page 2)
- Finance Board Approves Advances for Minneapolis Jobs, Housing Program: Special Exemption in Bank Act (Vol. 4, No. 4, page 5)
- FHLBank System Continues Efforts to Meet National Partners for Homeownership Goals: \$200 Million in CIP for Rural LISC (Vol. 4, No. 4, page 6)

Includes 4 FHLBank System Members

CDFI Fund Award Recipients Announced

Thirty-one community development organizations have been selected as the initial recipients for \$35.5 million in financial and technical assistance from the Community Development Financial Institution Fund (CDFI Fund).

According to Treasury Secretary Robert Rubin, who

announced the awards at a Washington ceremony in July, the awards will leverage \$140 million in private sector investment over the next 2 to 3 years.

Recipients include 4 community development banks, 6 credits unions, 12 loan funds, 3 venture capital funds, 2 micro-loan funds, 2 multi-faceted CDFIs, and a national community development intermediary.

The recipients were selected from 268 applications that made requests totaling more than \$300 million.

FHLBank members or affiliates of members that received CDFI funding include:

- Appalbanc \$1.33 million, parent company of People Federal Credit Union, Berea, KY;
- Self-Help Si million, parent company of Self-Help Credit Union, Durham, NC;
- ShoreBridge Capital \$1.5 million, venture capital affiliate of Shore Bank & Trust, Cleveland, OH; and
- Southern Development Corporation \$2 million, bank holding company of Elk

Horn Bank & Trust, Arkadelphia, AR.

Four of the funded organizations' directors serve on FHLBank Low-Income Housing Advisory Councils:

- Dave Lollis, AppalBanc, FHLBank of Cincinnati;
- Dan Liebsohn, Low Income Housing Fund, FHLBank of San Francisco;
- Nancy Wasserman, Vermont Community Loan Fund, FHLBank of Boston; and
- Juliana Eades, New Hampshire Loan Fund, FHLBank of Boston.

The Federal Housing Finance Board and a number of FHLBanks are exploring ways in which CDFIs and the FHLBank System can work more closely. A second round of funding is expected to be announced this autumn. For more information on the CDFI Fund, call (202)343-0620.

(LINK from page 3) _____

(a) were among those already receiving support from the Rural LISC initiative, (b) were experienced housing producers, (c) could most likely allocate funds by the end of the fiscal year, and d) had RHS offices and FHLBank members in their areas willing to participate

RHS expects to set aside Section 502 funds for an expanded pilot program available to all FHLBanks in 1997. For further information contact Roberta Youmans at the Finance Board at 202/408-2581

FHLBank of Atlanta President/CEO Retires

Robert E. Showfety, president and chief executive officer of the Federal Home Loan Bank of Atlanta has announced he will retire on January 1, 1997. Mr. Showfety, 62, completed 40 years of service with the FHLBank of Atlanta in July.

A native of Greensboro, N.C., Mr. Showfety received his bachelor's degree from the University of North Carolina at Chapel Hill in 1956. He joined the then-FHLBank of Greensboro shortly after graduation, and was named treasurer in 1968. By 1985 he had risen to the post of executive vice president and chief operating officer, and in 1988 he was named FHLBank's president and chief executive officer.

"Bob Showfety has the respect and admiration of all those who have had the pleasure of knowing and working with him," Finance Board chairman Bruce A. Morrison said. "He demonstrated his leadership by making the FHLBank of Atlanta an efficient and profitable institution, and we all appreciate his counsel, commitment to the FHLBank System, and friendship over the years."

The FHLBank's board of directors has named Paul D. Hill, executive vice president and chief operating officer, to succeed Mr. Showfety.

Rural Development Data Bases Available On-Line

The Rural Information Center (RIC), a joint project of the U.S. Department of Agriculture's Extension Service and National Agricultural Library, can provide a wealth of information for community-based organizations involved in rural development.

The RIC provides information and referral services to local government officials, community organizations, health professionals and organizations, cooperatives, libraries, businesses, and rural citizens working to maintain the vitality of America's rural areas. The center combines the technical expertise of the Extension Service's national educational network with information specialists and

resources of the world's foremost agricultural library.

The RIC has access to all major English language on-line data bases worldwide containing millions of references to rural development data. The data bases also include case studies and full-text articles from journals, newsletters, directories, and corporate and financial reports. Statistical, demographic and census data are also available.

Customized information products for data are also available on rural economic revitalization issues, local government planning projects, technical assistance programs, research studies, and other related issues. The RIC can

also refer users to organizations or experts in the field, perform brief literature searches, and furnish bibliographies.

The RIC addresses are:

- Internet: ric@nal.usda.gov/ric
- Worldwide Web: <http://www.nal.usda.gov/ric>
- Telephone: 1-800-633-7701, or 1-301-504-5547
- Mail: Rural Information Center, Room 304, National Agricultural Library, Beltsville, MD 20705-2351.

Homeownership Rate Continues Climb

The nation's homeownership rate climbed to 65.4 percent in the second quarter of the year, reaching a 15-year high. The increase of 0.3 percent over the first quarter's rate means that about 700,000 households became new homeowners, according to data released by the Department of Housing and Urban Development.

The 700,000 new homeowners pushed the number of American homeowners to 66.1 million, the highest level in history. The highest rate of homeownership was in 1980, when 65.8 percent of the nation's households owned their own homes.

The increase in

homeownership rates indicates that the administration's National Partners in Homeownership (NPH) is having an impact on the housing industry and the buying public. In June 1995, the NPH began a national effort to increase the homeownership rate to 67.5 percent by adding eight million households to the homeownership rolls by the end of the century.

The FHLBank System is one of 58 major public and private housing groups that constitute the NPH. Collectively, these partners have agreed to implement 100 "action items" listed in the National Homeownership Strategy (NHS). The 12 FHLBanks are participating in 37 of the action items.

FHFB, Housing Annual Reports Available

The Federal Housing Finance Board has released two 1995 annual reports, one detailing the accomplishments of the Finance Board for the 12 months ending December 31, 1995, and the other providing information on the FHLBank System's low-income housing and community development activities for the year.

Finance Board highlights for 1995 include adding two members to the agency's board of directors. Bruce A. Morrison of Connecticut was named chairman of the board and J. Timothy O'Neill of Virginia was named as aboard member. Chairman Morrison has been focusing the Finance Board's efforts on identifying unmet needs in housing and community

(See **REPORTS**, page 8)

Resources

"The Enterprise Resource Center" recently opened in the Housing-Community Development forum on Handsnet, providing an extensive library of best practices managed by The Enterprise Foundation. The data base includes model documents, how-to manuals, program descriptions, and recommended practical publications. For more information, contact **The Enterprise Foundation** at (410)964-1230.

"Expanding the American Dream: Home Lending Surges in Modest-Income Neighborhoods," is a new publication from the **Woodstock Institute** that shows increases in lending to lower income homebuyers over the last few years.

For more information, contact the Woodstock Institute at (312) 427-4007.

"OUR HOME: Providing the Legal Infrastructure Necessary for Private Financing" by the **National Indian Justice Center** provides a model housing code, including eviction and foreclosure procedures, that can be used to create the legal infrastructure necessary for private financing on trust-held lands of Native Americans. Free copies are available by writing to HUD, Office of Native American Programs, Room B-133, 451 7th Street S.W., Washington, D.C. 20410, or calling (202)755-0032.

"The Historical Outline of Rural Mutual Self-Help Housing" a new publication from the **Housing**

Assistance Council is available from the organization for \$4.50. The publication outlines the evolution of modern rural housing programs from 1933 to 1996. It also provides data never before published in a single book, detailing production and technical assistance levels through 1995. For more information, contact the HAC at (202)842-8600.

"Housing Credits, MRBs, and HOME: Powerful Partnerships, Proven Results" is available from the **National Council of State Housing Agencies**. The book focuses on the Low-Income Housing Tax Credit and the HUD HOME programs. For more information contact the NCSHA at (202)624-7710.

(REPORTS. from page 7)

development finance and encouraging the development of new partnerships and products to satisfy those needs.

Other highlights for the board in 1995 were: continued successes implementing President Clinton's National Partners in Homeownership program, increased access to lending for Native Americans, an increase in FHLBank System membership, joining with Rural LISC to fund community development corporations in rural areas, reducing the regulatory burden for FHLBank System members, and honoring innovative and

outstanding low-income housing and community development efforts.

The second report, covering the FHLBank System's low-income housing and community development activities, details how more than \$5.3 billion in FHLBank System funds helped finance nearly 125,000 housing units for very-low- to moderate-income households. The funds come from the FHLBank System's Affordable Housing Program and the Community Investment Program.

Both reports are available from the Finance Board by calling Dennis McGee at (202)408-2810.

Building Blocks is published quarterly by the Federal Housing Finance Board, Office of Public Affairs, 2nd Floor, 1777 F Street, N.W., Washington, D.C. 20006. The telephone number is (202) 408-2810.

Chairman

Bruce A. Morrison

Editor/Writer

Dennis O. McGee
