

# LEO V. QUIGLEY

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## PROFESSIONAL SUMMARY

Community development professional with 20 years of experience helping nonprofits and government agencies build capacity, share effective practices and identify strategic resources for revitalizing neighborhoods, “greening” affordable housing, and promoting family success.

## EDUCATION

- 1992 HARVARD KENNEDY SCHOOL OF GOVERNMENT, Master in Public Policy. Concentration in Housing and Community Development. Coursework: economics, finance, statistics, analytic modeling, and public management. Teaching: Fundamentals of Real Estate Finance.
- 1987 YALE COLLEGE, Bachelor of Arts. Concentration in Economics & Political Science.

## EMPLOYMENT HISTORY

- 2009 - Present INDEPENDENT CONSULTANT, Boston, MA  
Providing consulting services to Enterprise Community Partners on resource development for its \$4 billion “Green 2013” initiative, state/local green affordable housing policy, promising practices in affordable housing, and nonprofit capacity building.
- Spring 2009 MILANO, NEW SCHOOL FOR MANAGEMENT AND URBAN POLICY, New York, NY  
Faculty Supervisor, Laboratory in Issue Analysis  
Advised teams of graduate students conducting policy analysis exercises for government and nonprofit clients.
- 1997-2008 THE COMMUNITY BUILDERS, INC. (TCB), Boston, MA  
Special Assistant to the President & CEO  
Completed wide-ranging internal consulting projects for TCB Leadership Team on corporate strategy, financial analysis, program design, resource development and policy advocacy under the direction of the CEO and Senior Vice President for Community Initiatives & Public Policy.
- 1995-1997 THE PRATT CENTER (PICCED), Brooklyn, NY  
Technical Assistance Project Manager  
Structured financing strategies involving debt, equity, and grant financing for affordable housing projects sponsored by 10 New York City and upstate New York nonprofit organizations.
- 1993-1995 NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
Senior Policy Analyst (1994-1995), Mortgage Officer (1993-1994)  
Completed underwriting for disposition of city-owned housing stock and financial analysis informing design of award-winning NYC Neighborhood Entrepreneurs Program.
- 1992-1993 CITY OF CHELSEA Chelsea, MA  
Associate Director of Community Development under Receivership led by Lewis “Harry” Spence.
- 1991 LOCAL INITIATIVES SUPPORT CORPORATION (LISC), New York, NY  
Graduate Intern
- 1988-1990 CITY OF CHICAGO, DEPARTMENT OF HOUSING  
Assistant to the Commissioner of Housing
- 1988-1989 CITY OF CHICAGO, OFFICE OF THE MAYOR  
Executive Assistant to the Assistant to the Mayor, Central Support Services (Deputy Mayor)

## CORE CAPACITIES AND MAJOR ACCOMPLISHMENTS

### *Policy Analysis and Engagement*

- Published article advocating use of \$7 billion in federal Troubled Asset Recovery Program (TARP) funds to facilitate preservation of at-risk affordable housing held by private equity firms in New York and California.

- Analyzed Neighborhood Stabilization Program authorizing language for TCB senior management team for opportunities to redevelop multifamily properties, leading to \$79 million NSP2 award to TCB in 2010.
- Managed TCB policy research project funded by the MacArthur Foundation's Window of Opportunity assisted housing preservation initiative. Completed practitioner reviews, issue briefs, and case studies on Community Builders housing preservation strategies in Chicago, Washington, DC, and Massachusetts (2003-2007).
- Drafted technical language for legislation authorizing project-based rental assistance to preserve at-risk affordable housing on behalf of the Preservation Working Group, a broad-based industry trade group (2007).
- Crafted detailed TCB proposal for leveraging tax-exempt bond financing and low-income housing tax credits for incoming Deval Patrick administration (late 2006).

#### *Business Planning, Financial Analysis, and Consulting*

- Created financial models for value capture strategies at mature HOPE VI sites and other large-scale development projects to inform TCB consulting engagement with The Bridgespan Group (2007-2008).
- Framed TCB property acquisition fund proposal, modeled on New York City Acquisition Fund, to finance strategic land acquisitions around the Oakwood Shores HOPE VI project in Chicago (2006).
- Analyzed TCB development portfolio to create project prototypes and 5-year budget forecasts to support business planning and Program Related Investment requests to Ford and MacArthur Foundations (2002, 2005).
- Designed TCB recommendations for incoming Mayor John Street to redeploy and leverage subsidy resources to maximize housing production in strong, moderate, and weak market neighborhoods in Philadelphia (2000).
- Managed consulting engagement shaping University of Pennsylvania's \$200 million West Philadelphia Initiatives (1997-98) under leadership of President Judith Rodin; project included university-assisted public school, commercial/retail development, housing stabilization, public safety and neighborhood beautification.

#### *Program Design, Evaluation and Resource Development*

- Completed best practice research and developed outcomes measures and reporting mechanism for tracking successful transitions to mixed-income housing, family stabilization, employment and earnings, asset building, youth development, senior services, and community building at TCB housing developments (2000-2002).
- Budgeted site-based employment, asset building and supportive services programming at 15 TCB development sites, combining local grants and contracts, property revenues, partnership streams and corporate contributions.
- Primary or co-author on \$8.5 million in successful TCB grant and loan/loan restructuring proposals for site program funding, general operating support and Program Related Investment requests submitted to the MacArthur Foundation, Ford Foundation, Annie E. Casey Foundation, Surdna Foundation, First Union/Wachovia Bank, Fannie Mae, Fannie Mae Foundation, Freddie Mac Foundation, and others.

### **SELECTED PAPERS AND REPORTS**

#### *Foreclosure Crisis*

- Run for Shelter: Use the Federal TARP Money to Preserve Affordable Housing (2009), Slate's *The Big Money*, accessed: 2/12/09. <http://tbn.thebigmoney.com/articles/making-bail/2009/02/12/run-shelter>

#### *Green Building, Assisted Housing Preservation, and Mixed-Income Development*

- Green Affordable Housing Policy Toolkit. Researched and edited for Enterprise Green Communities. (forthcoming, 2010)
- TCB Affordable Housing Preservation Case Studies (2007) and Preserving Affordable Housing Through Transfer of Section 8 Contracts (2007). Prepared for the MacArthur Foundation. Co-authored with Costigan PM.
- Resident Success in Economically Integrated, Socially Diverse Housing: A Practitioner's Guide (2006) Prepared for Ford Foundation Mixed-Income/Mixed-Race Housing Initiative. Co-authored with Costigan PM.

#### *Hope VI Public Housing Transformation*

- HOPE VI Criticisms and Responses (2005). Co-authored with TCB senior leadership to inform Senate Banking Committee and other discussions of HOPE VI program reauthorization legislation.
- Hope VI: A Vital Tool for Comprehensive Neighborhood Revitalization (2001). Co-authored with Clancy PE. *Georgetown Journal on Poverty Law & Policy* 8 (2) 527-544.