AFN ASSET FUNDERS NETWORK | Grantmakers Advancing Economic Equity

Research, solutions and inspiration, delivered.

The Bulletin

Discover new ways to advance equitable wealth building and economic mobility.

November 18, 2025

Explore AFN's Latest Briefs: Fresh Insights to Inform and Inspire Your Work

From Cradle to Capital: A Case for Philanthropy to Invest in Baby Bonds

Wealth inequality takes root long before adulthood. From the moment a child is born, structural inequities shape access to opportunity, stability, and long-term well-being.

A new AFN brief—**From Cradle to Capital: A Case for Philanthropy to Invest in Baby Bonds**, explores how funders can help advance Baby Bonds as a powerful strategy to close racial and generational wealth gaps. Its development was made possible through support from the **McKnight Foundation, together with AFN's general operating funders and the membership community** that underpins our work.

Supporting the Homes that Support the Economy: Housing & Asset-Based Solutions to the Child Care Crisis

America's child care crisis is deeply linked to its housing crisis—families lack affordable care, providers face unstable housing, and states lose billions in economic activity.

A new AFN brief—**Supporting the Homes that Support the Economy**—**developed with support from Wells Fargo, the New York Women's Foundation, and the Hersh Foundation**, explores housing-based strategies to strengthen home-based child care and offers actionable recommendations for funders advancing solutions across both systems.

AFN *Short Takes* - Insights and Perspectives from Recent AFN Programming

Beyond the Floodlines: Funders Recap Key Takeaways from Part 1 of the Series

The first webinar in AFN's *Beyond the Floodlines* series brought together AFN members to examine how climate-related disasters magnify economic vulnerabilities—and how philanthropy can support communities across every stage of response and recovery.

With lessons from Western North Carolina, post-Katrina Louisiana, and Houston, the conversation underscored strategies that reach beyond immediate relief and build lasting resilience.

Webinar Recap: Insights at the Intersection of Housing and Child Care

In a new *Short Take*, **Dana Hubers of the New York Women's Foundation** offers a quick recap of AFN's webinar launching *Supporting the Homes that Support the Economy*.

Don't miss the fresh perspectives from providers and brief contributors—and the emerging opportunities philanthropy can help unlock.

Upcoming Events

NATIONAL WEBINAR ***Building Health and Wealth: A Memphis Case Study for Advancing Economic Mobility***
December 3, 2025 | 2:00 pm - 3:00 pm ET | REGISTER
Join AFN and Grantmakers In Health for a look at how Memphis partners are aligning investments across health systems, small businesses, and neighborhood organizations to improve health and economic mobility. Featuring the **Memphis Medical District Collaborative, Hyde Family Foundation, and Methodist Le Bonheur Healthcare**, this session offers actionable lessons for funders nationwide.

NATIONAL WEBINAR ***Beyond the Floodlines: Part 2 of the Three-Part Series on Funding Asset Preservation***
December 10, 2025 | 12:00 pm - 1:00 pm ET | REGISTER
After disasters, intentional investment is key to keeping wealth rooted locally and ensuring long-term recovery. In this second installment of our three-part series, we'll explore how philanthropy and financial institutions can help small businesses navigate disruption, rebound faster, and build lasting community resilience.

AFN UPCOMING EVENTS | RECORDED WEBINARS

Member News and Announcements

- The **San Francisco Foundation** and **East Bay Community Foundation**, in partnership with Bay Area AFN, have released a joint statement marking the **10th anniversary of the Shuumi Land Tax**—calling on funders to take meaningful action in support of Indigenous land sovereignty. Learn more in the blog.
- The **William Penn Foundation** and the **Philadelphia Foundation** joined Comcast and a coalition of regional funders to award $8.35 million to 19 nonprofits expanding workforce training across Greater Philadelphia. The initiative will support more than **4,100 job seekers** and **100 employers**, advancing a more inclusive, opportunity-rich local economy.
- A new piece from Ascend at the Aspen Institute explores how New Mexico became the first state to advance no-cost universal child care, a milestone shaped in part by AFN members **W.K. Kellogg Foundation** and the **Conrad N. Hilton Foundation**. The article highlights what this 2025 policy shift means for families, providers, and the future of early childhood systems nationwide.
- The **John R. Oishei Foundation** joined funders across Western New York to launch the WNY Forward Fund, a multi-year effort to help nonprofits strengthen their capacity through strategic alliances, shared services, and other collaborative approaches. Strategic Alliance grant applications are open through December 12.
- **Women's Way of Greater Philadelphia** convened its annual Gender Wealth Summit, gathering regional leaders to focus on strengthening the social safety net for women and gender-marginalized people. Key insights are captured in the Fall 2025 Summit Report.

Insights and Opportunities From the Field

- **HousingWire** reports on President Trump's proposed 50-year mortgage, noting that it offers only modest cuts to monthly payments while substantially increasing total repayment, dramatically slowing homeowners' ability to build equity, and raising legal concerns under Dodd-Frank. It has little value as an affordability solution and effectively negates wealth building.
- A coalition of cities, unions, and nonprofits is suing the Trump–Vance Administration, alleging it is unlawfully rewriting Public Service Loan Forgiveness to punish governments and organizations it disagrees with—threatening debt relief for teachers, firefighters, social workers, and other public service workers.
- **Pew's "After the Fact" podcast** explores why Gen Z is saving for retirement earlier than previous generations, with insights from Pew's John Scott on emerging savings tools and financial educator "Priceless Tay" on improving financial literacy for young workers.
- **The Poverty and Race Research Action Council** warns that the CFPB's proposed rule would significantly undermine fair lending by removing disparate impact under ECOA, narrowing protections against discriminatory discouragement (including practices linked to redlining), and restricting race-conscious Special Purpose Credit Programs—core tools for ensuring equitable access to credit. Public comments are due **December 12**.

Careers at AFN

AFN is Hiring: Join Our Growing Team!

Asset Funders Network is looking for committed, talented individuals who want to make a meaningful contribution to achieving economic justice. Explore our job openings below and share with your networks!

- Carolinas AFN Program Officer
- Memphis AFN Program Officer

Save the Date

for AFN's national conference, October 6-8, 2026, in Philadelphia, PA!

Missed an Issue?

Catch up on past stories in our newsletter archive.

AFN NEWSLETTER ARCHIVE

The conversation doesn't stop here. Join us on LinkedIn for real-time ideas, conversations, and voices shaping the future of equitable wealth building—**follow AFN!**

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The Asset Funders Network engages philanthropy to advance equitable wealth building and economic mobility.

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