

ULI CONFERENCE PROGRAM

●
HOUSING
OPPORTUNITY

2016

ULI Terwilliger Center for Housing
Enterprise Community Partners

● Building for a Changing World

housingconference.uli.org

May 15–17, 2016

Boston Marriott Copley Place

Boston, MA



**Urban Land
Institute**

About ULI

The Urban Land Institute is a 501(c)(3) nonprofit research and education organization supported by more than 37,000 members in over 100 countries. The ULI mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Founded in 1936, ULI represents the entire spectrum of land use and real estate development disciplines and sectors, in private enterprise and public service. ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places. ULI members say that ULI provides information they can trust, and that ULI is a place where leaders come to grow professionally and personally through sharing, mentoring, and problem solving. With pride, ULI members commit to the best in land use policy and practice.

About Enterprise Community Partners

For more than 30 years, Enterprise has introduced solutions through public/private partnerships with financial institutions, governments, community organizations, and other partners that share our vision that one day, every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life. Enterprise's mission is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. Enterprise develops and preserves affordable housing in communities linking people to opportunities for success. When these links are absent, Enterprise forms partnerships and bridges gaps toward creating more vibrant places for people to live and pursue their dreams. Enterprise offers a range of financial products and programs to improve and increase the supply of affordable housing as well as revitalize communities.

Tweet about the conference



#HousingOpp

Foundation Partners

The Urban Land Institute gratefully acknowledges the John D. and Catherine T. MacArthur Foundation and the Wells Fargo Foundation for their generous support of Housing Opportunity 2016: Building for a Changing World.

Special Thanks

ULI wishes to thank the Conference Host Committee members and the ULI/Enterprise Conference Team for their help in organizing the conference. In addition to those listed below, ULI extends thanks to our fundraising, marketing, communications, and events staff, without whom this event would not be possible.

Conference Host Committee

Marty Jones, MassDevelopment
(Committee Chair)

Sarah Barnat, Barnat Development

Sheila Dillon, Department of Neighborhood Development, City of Boston

Deborah Goddard, Housing Policy and Program Consultant

Lauren Jezienicki, Bozzuto Homes Inc.

Charlie Kendrick, Clarion Ventures LLC

Chrystal Kornegay, Massachusetts Department of Housing and Community Development

Nancy Ludwig, Icon Architecture

William McLaughlin, Avalon Bay

Michael Rosenberg, Bank of America

Sandi Silk, Jefferson Apartment Group

Kirk Sykes, New Boston Fund

ULI/Enterprise Conference Team

Alissa Akins, Senior Associate, Convenings, ULI

Maya Brennan, Vice President, Housing, ULI Terwilliger Center for Housing

Carly Bushong, Senior Associate, Meetings, ULI

Kate Deans, Program Coordinator, Design Initiatives, Enterprise Community Partners

Maria Fiore, Vice President, Program Development, ULI

John Griffith, Senior Analyst and Project Director, Enterprise Community Partners

Taro Matsuno, Program Officer, Design Initiatives, Enterprise Community Partners

Katherine Swenson, Vice President, Design Initiatives, Enterprise Community Partners

Stockton Williams, Executive Director, ULI Terwilliger Center for Housing

Michelle McDonough Winters, Senior Visiting Fellow, Housing, ULI Terwilliger Center for Housing

Finally, Housing Opportunity 2016: Building for a Changing World would not have been possible without the partnership of ULI Boston/New England. The Terwilliger Center thanks the members and the staff of ULI Boston/New England for their tireless work on this conference and for their ongoing efforts to advance ULI's mission in the Boston/New England area.

To learn more about the work of ULI Boston/New England, visit <http://boston.uli.org/>

ULI Boston/New England

Michelle Landers, Executive Director

Sydney Swanson, Associate

Ileana Tauscher, Associate

About the ULI Terwilliger Center for Housing

The ULI Terwilliger Center for Housing conducts research, performs analysis, provides expert advice, and develops best practice recommendations that reflect the residential land use and development priorities of ULI members in all residential product types, with special attention to workforce and affordable housing. The Center integrates ULI's wide-ranging housing activities into a program of work that furthers the development of mixed-income communities with a range of housing options.

The Center was established in 2007 with a gift from longtime member and former ULI chairman, J. Ronald Terwilliger. The Center's activities are also made possible by contributions from the ULI Foundation, individual ULI members, the John D. and Catherine T. MacArthur Foundation, the John S. and James L. Knight Foundation, and earned revenue.

ULI Terwilliger Center for Housing National Advisory Board

The National Advisory Board provides strategic direction and ongoing program guidance for the Terwilliger Center. The National Advisory Board is composed of leading residential developers, housing policy experts, and business leaders from across the United States, including representatives from ULI's leadership.

J. Ronald Terwilliger, Chairman

Chairman, Terwilliger Pappas Multifamily Properties

Douglas Abbey

Chairman, Swift Real Estate Partners

Toby Bozzuto

President and CEO, The Bozzuto Group

Daryl J. Carter

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Victoria Davis

President, Urban Atlantic

Hal Ferris

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Marty Jones

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Gadi Kaufmann

Managing Director and Chief Executive Officer, RCLCO

Dara Kovel

President, Beacon Communities Development LLC

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President, Eden Housing

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Senior Adviser, Jonathan Rose Companies

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Principal and CEO, Laurel Street Residential

Peter A. Pappas

CEO, Terwilliger Pappas Multifamily Partners

Pamela Hughes Patenaude

President, J. Ronald Terwilliger Foundation for Housing America's Families

J. Michael Pitchford

President and CEO, Community Preservation and Development Corporation

Nic Retsinas

Senior Lecturer, Harvard Business School

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Robert M. Sharpe

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Alazne (Ali) Solis

Senior Vice President, Advocacy and External Affairs, Enterprise Community Partners Inc.

Douglas Tymins

President and CEO, AIG Global Real Estate Investment Corp.

Stephen Whyte

Managing Director, Vitus Group Inc.

Margaret A. Wyld

CEO, ProMatura Group LLC

Bob Youngentob

President, EYA

Housing Leaders Scholarships

Through the generous support of J. Ronald Terwilliger, the ULI Terwilliger Center for Housing is pleased to offer scholarships to leaders working in the public and not-for-profit sectors and directly engaged in advancing housing.

The ULI Terwilliger Center for Housing congratulates the recipients of the 2016 Housing Leaders Scholarships:

Summer Alston

*Senior Economic Development Coordinator
City of Durham, North Carolina*

La'Kisha Girder

Deputy Director of Planning, City of Gary, Indiana

Muammar Hermanstyn

*Senior Project Manager, Codman Square
Neighborhood Development Corporation*

Will Heywood

*Project Administrator, BRIDGE Housing
Corporation*

Daigo Ishikawa

Real Estate Development Associate, Nevada HAND

Jeff Levine

*Director of Planning & Urban Development
City of Portland, Maine*

Nicholas Lundgren

*Deputy Commissioner, State of Connecticut
Department of Housing*

Rob May

*Director of Planning and Economic Development,
City of Brockton, Massachusetts*

Cate Mingoya

*Director of Policy and Program Development
for Public Housing and Rental Assistance,
Department of Housing and Community
Development for the Commonwealth of
Massachusetts*

Patrick Ure

*Housing Development Officer, City of Long
Beach, California*

Michael Wilt

*External Relations, Texas State Affordable
Housing Corporation*

Andrew Winter

Executive Director, Twin Pines Housing Trust

Nenha Young

*Planner, City of Pittsburgh Department of City
Planning*

SUNDAY, MAY 15

3:00 P.M.–5:30 P.M.

Optional Tours

(\$75—space is limited)

*Tours will depart from Huntington Avenue in front of the hotel.***Upzoning the Fenway: Planning for a Vibrant, Inclusive Neighborhood***Note: Get your Fitbit ready! Participants will walk up to 1.5 or 2 miles.*

Explore the redevelopment of the Fenway neighborhood over the last decade. Working with neighborhood stakeholders through the Fenway Planning Task Force (FPTF), the Boston Redevelopment Authority (BRA) issued new and permanent zoning for the neighborhood in 2004. The zoning and inclusionary requirements were intended to create an 18-hour neighborhood while being responsive to the needs of the community and maintaining Fenway's history and character. Now ten years later, we invite members of the FPTF, the BRA, and local developers to provide a retrospective look at the recent growth in the area. The discussion will conclude with a forward look at future challenges facing the area as it enters the next chapter of its transformation. The walking tour will showcase the residential and retail and entertainment uses that make this neighborhood so vibrant and participants will visit Kenmore Square, Fenway Park, Landmark Square, the Viridian, Trilogy (180 Brookline Avenue), 1330 Boylston Street, Van Ness (1325 Boylston Street), and Pierce Boston (188 Brookline Avenue), among other new development projects.

Mixed-Income Revitalization: Chelsea's Award-Winning Box District

Chelsea, a city just north and across the Mystic River from Boston, is experiencing a rebirth. The downtown "Box District" won the 2015 Jack Kemp Excellence in Affordable and Workforce Housing Award. This former industrial area has been transformed with over 400 infill units, mixing workforce with market-rate housing, and new construction (including modular) with adaptive use. Its new innovation center, CONNECT, links residents with resources. Chelsea is also building new transit stations as part of Boston's Silver Line Extension that will link Chelsea with east Boston and the Seaport District, improving connections with employment centers. Just beyond downtown, future plans for new commuter rail have stimulated mixed-use development of 400-plus new apartments, new hotels, a new FBI Headquarters, and the revitalization of the Mystic Mall, including a major grocery store. Tour highlights include the Box District with a stop at CONNECT for a presentation by the Neighborhood Developers and City Planning staff, an overview of Silver Line Extension with MassDOT representatives, and One North and nearby commercial development with Gate Residential.

MONDAY, MAY 16

7:30 A.M.–8:00 A.M.

Networking Breakfast*Boston Marriott Copley Place, Salon G-K**Sponsored by*

8:00 A.M.–10:00 A.M.

Opening Plenary Welcome*Boston Marriott Copley Place, Salon G-K***Marty Jones***President and Chief Executive Officer
MassDevelopment***Connecting Housing and Opportunity: Lessons from Yonkers and Beyond**

Income inequality, a growing housing affordability crisis, changing demographics, re-envisioned regional and local economies, a stronger federal mandate regarding fair housing, and persistent not-in-my-backyard (NIMBY) opposition—these are the realities of building for a changing world.

Through a keynote on Show Me a Hero's story of housing integration in Yonkers, New York, and a panel discussion about housing and opportunity, this session will take attendees on a journey from a specific town's struggle to globally applicable lessons that respond to the most pressing housing challenge of all: How can communities create and sustain a full range of housing with affordability and accessibility to everyone?

*Keynote Speaker***Lisa Belkin***Author, Show Me a Hero, and Senior National Correspondent, Yahoo News**Moderator***Ethan Handelman***Vice President for Policy and Advocacy
National Housing Conference**Panelists***Chrystal Kornegay***Undersecretary, Massachusetts Department of
Housing and Community Development***Mark Linton***President, Linton Strategies LLC, and Visiting
Fellow, Center for Social Innovation at
Boston College***Alexandra K. Notay***Independent Consultant, Alex Notay Ltd, and
Policy Director, ULI UK*

MONDAY, MAY 16

10:00 A.M.–10:30 A.M.

Break

Sponsored by



MASSDEVELOPMENT

10:30 A.M.–11:45 A.M.

Concurrent Session Mastering the Art of Mixed-Income Developments

Boston Marriott Copley Place, Salon G-K

Mixed-income housing developments are becoming more common, but they can still be difficult to implement. Learn from an award-winning developer and a social investor who specialize in making these deals happen. Panelists will discuss financing, design, and programming challenges that are unique to mixed-income developments.

Moderator

J. Michael Pitchford

President and Chief Executive Officer, Community Preservation and Development Corporation

Panelists

Beverly Bates

Senior Vice President, Development The Community Builders Inc.

Aaron Seybert

Social Investment Officer, The Kresge Foundation

10:30 A.M.–11:45 A.M.

Concurrent Session Lower Cost through Design: Myths and Realities

Boston Marriott Copley Place, Salon A-D

The costs of labor and materials can't be changed—or can they? This session will explore the future of residential construction with a focus on cost reduction. From 3D-printed homes to micro units to modular construction, learn which innovations are likely to be game-changers for affordability and which are just flashes in the pan. This session will explore both the upfront costs of design and the life-cycle costs of building operations.

Moderator

Susan Nguyen

Program Co-manager, Housing Innovation Lab, Mayor's Office of New Urban Mechanics City of Boston

Panelists

Susan Connelly

Director of Community Assistance, Massachusetts Housing Partnership

Tim Love

Principal, Utile, and Associate Professor of Architecture, Northeastern University

Sunshine Mathon

Director, Design and Development, Foundation Communities

10:30 A.M.–11:45 A.M.

Concurrent Session Opening Doors to Technology in Affordable Housing

Boston Marriott Copley Place, Provincetown

To stay connected with family, schools, health care providers, and potential employers, cell phone coverage and internet access are not just optional, but essential. Yet low-income households face economic barriers to full internet access. And signal problems plague residential buildings, both new and old. This session will provide facts and examples to help close the digital divide through building design accommodations and a national connectivity partnership.

Moderator

Rick Haughey

Vice President of Property Operations and Technology, National Multifamily Housing Council

Panelists

Linda Mandolini

President, Eden Housing Inc.

Erica Swanson

Head of Community Impact Investments and Programs, Google Fiber

12:00 P.M.–1:30 P.M.

Plenary Luncheon

Boston Marriott Copley Place, Salon G-K

Address by Governor Baker

Plenary Speaker

The Honorable Charlie Baker

Governor, Commonwealth of Massachusetts

Keynote: Theaster Gates

Theaster Gates defines the future of artistic placemaking efforts which support emerging talent and culture. In Chicago, Gates' leadership of artist-led spaces has catalyzed an evolution in perceptions of some of the most underserved parts of the city. Gates creates intimate spaces which incorporate once-discarded materials to address the needs of creative people and catalyze new relationships between artists and communities. How can the arts help to create the conditions for development that serves communities? And how can development create buildings for culture to thrive? Theaster Gates stands at the forefront of both of these questions.

Keynote Speaker

Theaster Gates

Founder, Rebuild Foundation, and Director of Arts and Public Life, University of Chicago

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Google fiber

MONDAY, MAY 16

1:45 P.M.–3:00 P.M.

Concurrent Session From Vision to Reality: Creative and Equitable Placemaking

Boston Marriott Copley Place, Salon A-D

Creating beautiful, vibrant places has long been a high aspiration for urbanists, but more and more this has become a mainstream priority. As funders and policy makers incorporate arts and culture into their community-based work, it becomes more important for developers and planners to understand this sphere. How are arts, culture, and creativity best used to strengthen community identity and economic resilience? How do cultural activities affect the development landscape? What role does housing play in a vibrant arts community? As placemaking efforts fuel demand, what are the implications for displacement and long-term affordability?

Moderator

Katherine Swenson

*Vice President, Design Initiatives
Enterprise Community Partners, Inc.*

Panelists

Sarah Calderon

Managing Director, ArtPlace America

Kimberly Driggins

Loeb Fellow 2015–2016, Graduate School of Design, Harvard University, and Associate Director, Office of Planning, District of Columbia

Amanda Lovelee

City Artist, Public Art Saint Paul

Michael Murphy

*Cofounder and Chief Executive Officer
MASS Design Group*

1:45 P.M.–3:00 P.M.

Concurrent Session The Bottom Line on Resident Services

Boston Marriott Copley Place, Provincetown

As awareness about the value of resident services (and models for making added programming work) grows, affordable housing providers are offering much more than just shelter. Learn the value of resident services and practical lessons for immediate replication: how can owner-operators fund a service program, offer the right programming for their residents, and manage the operations successfully?

Moderator

Harold Nassau

Director, Asset Management, National Real Estate Programs, NeighborWorks America

Panelists

Dana Schultz

*Supportive Housing Healthcare Coordinator,
Central City Concern*

Alexis Smith

Enterprise Rose Architectural Fellow, Jewish Community Housing for the Elderly

Thomas A. Stokes

*Vice President, Resident Services
Beacon Communities LLC*

1:45 P.M.–3:00 P.M.

Concurrent Session Inclusionary Zoning That Works: Engaging the Development Community

Boston Marriott Copley Place, Salon G-K

Cities across the United States are looking to inclusionary zoning and similar policies as a means of harnessing market forces to produce new affordable housing units. The success of these policies depends greatly on the availability and structuring of incentives to accompany inclusionary requirements. New ULI research on best practices will set the stage for a discussion between developers and policy makers about how to create an inclusionary policy framework that delivers on its potential.

Moderator

Stockton Williams

Executive Director, Terwilliger Center for Housing, Urban Land Institute

Panelists

Sheila A. Dillon

Chief and Director, Department of Neighborhood Development, City of Boston

Michael Wilkerson

Senior Economist, ECONorthwest

Mark Willis

Senior Policy Fellow, Furman Center for Real Estate and Urban Policy, New York University

3:00 P.M.–3:30 P.M.

Break

Sponsored by



3:30 P.M.–4:45 P.M.

Concurrent Session The Future of Public Housing: Public/Private Partnerships in Boston and San Francisco

Boston Marriott Copley Place, Salon G-K

The public housing landscape is in the midst of a seismic shift that affects not only housing authorities, but also private developers and designers of affordable housing. Housing authorities are rethinking public housing, forming public/private partnerships, creating mixed-income developments, strengthening economic opportunity, and improving safety around existing sites to make this vital resource a part of thriving communities. Partnership efforts, such as those made possible by the Rental Assistance Demonstration (RAD), increasingly allow housing authorities to address the capital needs backlog and envision and deliver a new model of housing for low-income residents. Learn what's working and what's expected on the horizon from the leaders charting the course for the future of public housing.

Moderator

Sarah Barnat

President, Barnat Development

Panelists

Mark L. Joseph

Director, National Initiative on Mixed-Income Communities, Case Western Reserve University

William McGonagle

Administrator, Boston Housing Authority

Amit Price Patel

Principal, David Baker Architects

MONDAY, MAY 16

3:30 P.M.–4:45 P.M.

**Concurrent Session
Creating New
Homeowners***Boston Marriott Copley Place, Salon A-D*

The desire to own a home remains strong, and the road to homeownership can be sustainable again—even for lower-income households. How can housing developers help rebuild a sustainable path to ownership? What programs are the most effective at preparing new buyers? And do we have the right housing supply for first-time buyers?

*Moderator***Briana Curran***Vice President, Communications and Community Relations, Wells Fargo**Panelists***Gabe del Rio***President, Springboard CDFI***Marietta Rodriguez***Vice President, National Homeownership Programs, NeighborWorks America***Joseph Weisbord***Director, Credit and Housing Access, Fannie Mae*

3:30 P.M.–4:45 P.M.

**Concurrent Session
Stairway to Healthy:
Designing Active,
Accessible, and Resilient
Housing***Boston Marriott Copley Place, Provincetown*

Increasingly, the design of communities is being recognized as an important facilitator of health. From active design for cardiovascular wellness to universal design for aging in place, from sustainability to disaster resilience – housing and community design is an important determinant of residents' health. How and why are housing developers incorporating cutting-edge design principles to support individual and community wellbeing? How does a health-focused design perspective support the social and economic vitality of the community? Learn about real projects and initiatives that use design to allow residents to stay active, navigate mobility impairments, and withstand disasters.

*Moderator***Katharine Burgess***Director, Urban Resilience, Urban Land Institute**Panelists***Philip Giffey***Executive Director, Neighborhood of Affordable Housing***Josh Safdie***Associate Principal, Kessler McGuinness & Associates LLC***Maryanne Speroni***Assistant Director and Fund Manager Vitus Group Inc.*

5:00 P.M.–6:00 P.M.

Networking Reception*Boston Marriott Copley Place, Third Floor Atrium and Lounge*

TUESDAY, MAY 17

7:30 A.M.–9:00 A.M.

**Breakfast Plenary
An Investment in
Opportunity: Policies to
Address America's Rental
Housing Crisis***Boston Marriott Copley Place, Salon G-K*

In 2015, Enterprise Community Partners launched the Make Room campaign, which seeks to give low-income renters a voice in policy debates and elevate housing issues on the national agenda. And earlier this year, Enterprise published *An Investment in Opportunity*, a long-term platform that lays out the federal, state, and local policy changes necessary to address America's rental housing crisis. This plenary will examine the crisis and the policies needed to solve it, followed by an expert panel discussion on next steps for policy makers at all levels of government, including how issues of housing and opportunity fit into the 2016 presidential election.

*Presenters***Laurel Blatchford***Senior Vice President, Solutions Enterprise Community Partners Inc.***Angela Boyd***Vice President, Advocacy, Enterprise Community Partners Inc.**Moderator***Laura Kusisto***Reporter, U.S. Housing and Economics The Wall Street Journal**Panelists***Andrew Jakobovics***Senior Director, Policy Development and Research, Enterprise Community Partners Inc.***Pamela Hughes Patenaude***President, J. Ronald Terwilliger Foundation for Housing America's Families***Diane Yentel***President and Chief Executive Officer National Low Income Housing Coalition**Local treats sponsored by***Google fiber**

9:30 A.M.–10:45 A.M.

**Concurrent Session
District Approaches
to Sustainable
Comprehensive Planning***Boston Marriott Copley Place, Salon A-D*

The EcoDistricts framework is one of many new tools for comprehensive planning that bridge alternative energy, infrastructure, district systems, and social outcomes. How are these projects implemented on the ground, and how does the approach differ between low-income and market-rate contexts? Between housing authority and private sector development? What about in retrofitting existing neighborhoods?

*Moderator***Regina R. Smith***Managing Director, Arts and Culture The Kresge Foundation**Panelists***JocCole "JC" Burton***Chief Collaboration Officer, EcoDistricts***Ismael Guerrero***Executive Director, Denver Housing Authority***Jenifer Kaminsky***Housing Director, Buffalo Neighborhood Stabilization Company, PUSH Buffalo***David Queeley***Director of Eco-Innovation, Codman Square Neighborhood Development Corporation*

TUESDAY, MAY 17

9:30 A.M.–10:45 A.M.

Concurrent Session Affordability in the Suburbs: From Fair Housing to Community Opposition

Boston Marriott Copley Place, Provincetown

The desire for high-performing schools and safe places to play often drives parents to the suburbs, but many suburbs fight to exclude multifamily housing, smaller single-family homes, and any form of affordability. What federal changes do developers need to know about? How can opportunity maps assist with land use decisions? And how have developers successfully navigated suburban opposition (or found ways to avoid it)?

Moderator

Alazne (Ali) Solis

Senior Vice President, Advocacy and External Affairs, Enterprise Community Partners Inc.

Panelists

Judi Barrett

Director of Municipal Services, RKG Associates Inc.

Jason Reece

Senior Associate Director, The Kirwin Institute for the Study of Race and Ethnicity, Ohio State University

Gustavo F. Velasquez

Assistant Secretary, Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development

9:30 A.M.–10:45 A.M.

Concurrent Session Preserving Multifamily Workforce and Affordable Housing

Boston Marriott Copley Place, Salon G-K

Traditional sources of affordable housing capital are bringing new forms of equity to support preservation and development. At the same time, newer sources—such as social investors and high-net-worth individuals—increasingly seek opportunities to achieve blended financial and social returns. This panel will feature leading capital providers, fund managers, and investors offering advice on how to tap innovative funding sources for preservation.

Moderator

Deborah Horwitz

Partner and Real Estate Practice Group Co-Chair, Goulston & Storrs

Panelists

Drew Ades

President and Chief Executive Officer Housing Partnership Equity Trust

Reginald Stanley

President and Chief Executive Officer ImpactUs Marketplace LLC

Kirk A. Sykes

President, Urban Strategy America Fund New Boston Fund Inc.

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10:45 A.M.–11:15 A.M.

Break

Sponsored by

CBRE

11:15 A.M.–12:45 P.M.

Closing Plenary Mayoral Leadership for New England's Diverse Housing Needs

Boston Marriott Copley Place, Salon G-K

With one of the most expensive cities in the nation, several dynamic medium-sized cities, and a host of smaller cities and villages, New England is America in miniature. In this closing plenary, a panel of mayors will share their vision for meeting local housing needs and creating an equitable and dynamic region now and into the future.

Introduction

J. Ronald Terwilliger

Chairman, ULI Terwilliger Center for Housing, and Chairman, Terwilliger Pappas Multifamily Partners

Moderator

Jessica B. Zimbabwe

Director, Rose Center for Public Leadership in Land Use, National League of Cities in partnership with the Urban Land Institute

Panelists

The Honorable Ethan K. Strimling

Mayor, City of Portland, Maine

The Honorable Martin J. Walsh *(invited)*

Mayor, City of Boston, Massachusetts

12:45 P.M.–1:45 P.M.

Networking Luncheon

Boston Marriott Copley Place, Salon G-K

2:00 P.M.–4:30 P.M.

Optional Tours

(\$75—space is limited)

Tours will depart from Huntington Avenue in front of the hotel.

Jackson Square: Mending the Community Fabric in Jamaica Plain

Note: Get your Fitbit ready! Participants will walk up to 1 to 1.5 miles.

This mobile workshop focuses on community-driven comprehensive master planning, decades in the making, in Boston's Jamaica Plain neighborhood. Participants will use transit and walking to tour Jackson Square, an 11-acre transit-oriented development that aims to restore the neighborhood fabric in an area scarred by demolition for a highway project never implemented. Redeveloped by a partnership among nonprofit developers Urban Edge, the Community Builders, and Jamaica Plain Neighborhood Development Corporation (JPND), Jackson Square is one of the largest community-driven redevelopment projects in the United States. Stops will include Jackson Commons, 75 Amory (under construction), and other projects in the Hyde Square and Jackson Square area.

Sponsored by



TUESDAY, MAY 17

2:00 P.M.–4:30 P.M.

Housing Interconnections after the Big Dig: North Station/NorthPoint

Note: Get your Fitbit ready! Participants will walk up to 1.5 or 2 miles.

This mobile workshop will explore the thousands of housing units and new office/retail square footage made possible in the wake of the “Big Dig.” Boston’s Central Artery Tunnel project dismantled the eyesore of elevated highway and trolley lines bisecting downtown and placed both the highway and subway lines underground, making way for acres of new development opportunity. Since 2009, over 1,000 apartments and 100,000 square feet of retail space have been built to bring new 24/7 life to the North Station/Bulfinch Triangle historic district.

The tour will start at North Point with a visit to Avalon’s new residential building, a walk across the bridge and park system to Related’s Lovejoy Wharf and Merano, and finishing at One Canal, which opens in May.

Sponsored by



Drew Ades

President and Chief Executive Officer, Housing Partnership Equity Trust

Drew Ades joined HPET LLC in November 2011 as the founding president and chief executive officer and has been the president and chief executive officer of the company since its formation. Ades previously served as director of multifamily risk for Fannie Mae and copresident of CAM LLC, a wholly owned real estate operating company subsidiary of Fannie Mae. Prior to that role, he served as the credit officer for the Multifamily Pool channel, responsible for the acquisition, closing, and special asset management of more than \$25 billion in multifamily loans. Ades is a member of the National Multifamily Housing Council and the Urban Land Institute and serves on the Responsible Property Investment Council.

The Honorable Charlie Baker

Governor, Commonwealth of Massachusetts

Charlie Baker was inaugurated on January 8, 2015, as the 72nd governor of the commonwealth of Massachusetts. Over the course of his career, Baker has been a successful leader of complex organizations in business and in government. As a cabinet secretary under governors William Weld and Paul Cellucci, he helped lead efforts to reform and modernize state government. During his time as chief executive officer of Harvard Pilgrim Health Care, Baker turned a company on the brink of bankruptcy into the nation’s highest-ranked health care provider for six straight years.

Sarah Barnat

President, Barnat Development

Sarah Barnat founded Barnat Development LLC in 2015 as a full-service real estate development, consulting, and brokerage company for large-scale mixed-use and multifamily projects. She is the project director for the Corcoran-SunCal joint venture redevelopment of the Charlestown Public Housing Complex. New England’s largest public housing project of 1,100 units will be demolished and replaced with a 16-block, 3,000-plus mixed-income community that preserves the 1,100 public housing units and adds an additional 2,000-plus market-rate rental and condominium units. Barnat is proud to have served as the executive director of the ULI Boston/New England District Council from 2013 to 2015.

Judi Barrett

Director of Municipal Services, RKG Associates Inc.

Judi Barrett is director of municipal services with RKG Associates. She has 30 years of experience in planning and community development, primarily as a consultant working with cities and towns. Barrett has worked nationally on inclusionary zoning and has provided comprehensive regulatory reform, zoning audits, and recodification for many communities in New England. She has written numerous housing plans and helped city and town boards with the permitting process for affordable housing and developer negotiations. Barrett is a recognized expert in Chapter 40B and serves as a technical assistance consultant for the Massachusetts Housing Partnership (MHP).

Beverly Bates

Senior Vice President, Development, The Community Builders Inc.

Beverly (“Bev”) Bates joined the Community Builders (TCB) in 1985 as a project manager. She currently holds the position of senior vice president, development operations, in which she and her staff provide technical support for and oversight of TCB’s real estate development activities in the areas of finance, design and construction, and project management. Prior to assuming this role in March of 2001, she was responsible for overseeing TCB’s Mid-Atlantic region, including extensive activities in Pennsylvania and New Jersey. Prior to joining TCB, Bates was the financial director of Brightwood Development Corporation, a successful nonprofit community development corporation operating in the North End neighborhoods of Springfield, Massachusetts.

Lisa Belkin

Author, Show Me a Hero, and Senior National Correspondent, Yahoo News

Lisa Belkin is the senior national correspondent for Yahoo News, covering American social issues. She joined Yahoo in 2014, after nearly two years as the senior correspondent at the Huffington Post, where she reported and opined about life, work, and family. Prior to joining HuffPost, she spent nearly 30 years at the New York Times, where she was variously a national correspondent based in Houston. The author of a number of books—Life’s Work, Confessions of an Unbalanced Mom, Show Me a Hero, and First, Do No Harm—and the editor of two anthologies, Belkin was also the host of Life’s Work with Lisa Belkin on XM Radio, as well as a regular contributor to Public Radio’s The Takeaway and NBC’s Today Show.

Laurel Blatchford

Senior Vice President, Solutions, Enterprise Community Partners Inc.

Laurel Blatchford is senior vice president for solutions at Enterprise Community Partners, one of the nation's foremost social enterprises focused on ending housing insecurity for millions of American families. Blatchford leads the organization's national programmatic work, including the teams in Enterprise's ten local markets, as well as Enterprise's initiatives focused on creating sustainable, equitable, and connected communities. Before joining Enterprise, she held senior positions in government and the private sector, including leadership roles in the administration of New York City Mayor Michael Bloomberg, and as chief of staff to HUD Secretary Shaun Donovan. She currently serves on the board of the National Housing Trust, the Hopkins School Head's Advisory Council, the advisory council of the International WELL Building Institute, and the National Resource Network governing board.

Angela Boyd

Vice President, Advocacy, Enterprise Community Partners Inc.

Angela Boyd is vice president of advocacy at Enterprise Community Partners and managing director of Make Room, the national advocacy campaign to end the rental housing crisis and give struggling renters a voice. Previously, Boyd served as chief of staff, directing the activities of the office of Enterprise president and CEO Terri Ludwig. Prior to joining Enterprise, she was a public policy fellow at the Congressional Hispanic Caucus Institute in Washington, D.C., where she remains active in the alumni association. She has worked on Capitol Hill and at several nonprofit organizations in Washington, and also did a stint at ABC News in New York, field-producing for the investigative unit as a Carnegie Corporation Fellow.

Katharine Burgess

Director, Urban Resilience, Urban Land Institute

As director of urban resilience, Katharine Burgess leads the Urban Land Institute's Urban Resilience Program. An urban planner with 12 years' experience, Burgess has practiced urban planning in the United States, the United Kingdom, and Germany, with global project work across the United States, Europe, and Asia. She began her career at Duany Plater-Zyberk & Company, where she managed post-Katrina hurricane recovery charrettes commissioned by the states of Louisiana and Mississippi and the city of New Orleans. Since then, her projects have included a range of large-scale, mixed-use master-planning initiatives designed to encourage pedestrian activity and use of the public realm, including campus plans, downtown regeneration plans, urban extensions, and a new town for 10,000 people in Scotland.

JocCole "J.C." Burton

Chief Collaboration Officer, EcoDistricts

J.C. Burton has leveraged her private and public sector experience through leadership roles in the sustainability, construction, and development sector practices, along with impactful food access and community development to build a diverse set of rewarding experiences. She is excited to apply this background as a thought partner to drive important collaborations required for urban renewal. Burton started her career as an affordable housing developer and later worked to deliver distributed energy to urban epicenters, creating new strategies to align sustainable values with dense urban development. She has developed sustainability policy in several states, influencing local strategies to deepen renewable energy pathways.

Sarah Calderon

Managing Director, ArtPlace America

Sarah Calderon is the managing director of ArtPlace America. Previously, Calderon was the executive director of Casita Maria Center for Arts & Education (Bronx, New York) from 2008 to 2015. During her tenure, she oversaw the opening of a new 90,000-square-foot (8,400 sq m) facility for the center's arts and education programming and developed partnerships with organizations ranging from the Lincoln Center to the New York City Housing Authority. Before joining Casita, Calderon founded and ran Stickball Printmedia Arts in East Harlem, a printmaking and digital arts organization for youth. She has also worked as a teaching artist in Chicago; Oakland, California; and New York City.

Susan Connelly

Director of Community Assistance,

Massachusetts Housing Partnership

Susan Connelly joined the Massachusetts Housing Partnership (MHP) in 2004 after 17 years in real estate development and management. As the director of community assistance, she is responsible for overseeing MHP's support of municipalities, community-based nonprofits, and public housing authorities in their efforts to build and maintain affordable housing. Her responsibilities include managing MHP's Targeted Community Initiative Program, which provides support and technical assistance to communities trying to build affordable housing; working collaboratively with other stakeholders on state-level housing policies; and providing trainings and workshops that address current issues in the affordable housing field. Before coming to MHP, Connelly was development project manager for Cambridge, Massachusetts-based Keen Development Corporation.

Briana Curran

Vice President, Communications and Community Relations, Wells Fargo

Briana Curran is vice president, Community Development & Communications, for Wells Fargo in the New England region. She oversees the bank's regional community relations and communications strategy, including the bank's private charitable foundation, strategic nonprofit partnerships, external and internal communications, and employee engagement initiatives. Previously, Curran oversaw philanthropy for BNY Mellon, where she was responsible for providing fiscal and fiduciary oversight for the distribution of approximately \$2 million in corporate and charitable trust fund grants throughout Greater Boston. Prior to that, she managed Staples Inc.'s global citizenship programs and communications for Staples Brand Products. Curran began her career with Lois Paul & Partners, directing public relations programs for technology and business-to-business clients.

Gabe del Rio

President, Springboard CDFI

Gabe del Rio is the president of Springboard CDFI and a member of the senior leadership team for the Springboard Social Enterprises & Credit.org family of companies. Prior to Springboard, he was the chief operations officer for Community HousingWorks, and helped lead the transition of the CDFI to a national platform for scaled expansion. Before that, del Rio was a licensed California contractor and partner in a sustainable design/build firm as well as working in the for-profit mortgage lending business both as a direct lender and as a broker. He chairs the National Mortgage Collaborative Leadership Council and currently serves as a chairman and founding president of the Housing Opportunities Collaborative, as well as chairman of MUFJ-Union Bank's community advisory board.

Sheila A. Dillon

Chief and Director, Department of Neighborhood Development, City of Boston

Sheila Dillon has been chief of housing and director of the Department of Neighborhood Development (DND), the agency that manages Boston's housing and neighborhood development programs. Previously, she was director of the Rental Assistance Bureau at the Massachusetts Department of Housing and Community Development and previously held housing-related positions for the Boston city government, including deputy director of housing at DND, where she oversaw both affordable housing development and homeless programs. Prior to her tenure with the city, Dillon was director of real estate development at the Massachusetts Housing Partnership Fund and director of housing development at Dorchester Bay Economic Development Corporation.

Kimberly C. Driggins

Loeb Fellow 2015–2016, Graduate School of Design, Harvard University, and Associate Director, Office of Planning, District of Columbia

Kimberly Driggins was the associate director for citywide planning in the District of Columbia's Office of Planning for the past seven years. She established the Citywide Planning Division and was responsible for managing planning projects across several areas: housing, economic development, transportation, creative placemaking, and capital improvement and master facilities planning. Driggins oversaw the development and implementation of numerous studies and initiatives, including the following: the Retail Action Strategy, the Vibrant Retail Streets Toolkit, the Creative DC Agenda, the Live Near Your Work employer-assisted housing pilot program, streetcar land use studies, and master facilities plans for select District government agencies. She is currently a Loeb Fellow at the Graduate School of Design (GSD), Harvard University, where she is exploring the intersection of design, civic engagement, and creative placemaking with a focus on equity and inclusion.

Theaster Gates

Founder, Rebuild Foundation, and Director of Arts and Public Life, University of Chicago

In Chicago, Theaster Gates's leadership of artist-led spaces has catalyzed an evolution in perceptions of some of the most underserved parts of the city. Beginning with interventions in small-scale residences, now known as Dorchester Projects, Gates's houses in Greater Grand Crossing became a nexus for globally engaged experiments in structures of individual and collective living, working, and art making. At the University of Chicago, Gates is a professor in the Department of Visual Arts, and director of Arts and Public Life, which is housed at the Arts Incubator in Washington Park. He also leads an urban research initiative known as Place Lab—a team of social scientists, architects, creative professionals, and business leaders.

Philip Giffee

Executive Director, Neighborhood of Affordable Housing

Philip Giffee has been active in affordable housing since the 1970s, when friends formed a small corporation to rehabilitate vacant housing and rent it affordably to local residents. Giffee worked for the Cambridge Housing Authority from 1978 to 1983. He performed some electoral work after that, and then joined some friends at the East Boston Ecumenical Community Council (EBECC) who were responding to the call for racial harmony and affordable housing. NOAH became the entity that focused on housing, and Giffee has been the executive director since July 1987. He is currently on the board of the Massachusetts Association of CDCs.

Ismael Guerrero

Executive Director, Denver Housing Authority

Ismael Guerrero has served as executive director of the Denver Housing Authority (DHA) since June 2007. Under his leadership, DHA has undertaken an ambitious plan to transform public housing in Denver, creating vibrant, sustainable, mixed-income communities of choice. Current initiatives include the Mariposa District and the Sun Valley Choice Neighborhood Initiatives, both transit-oriented developments along the new West Line light-rail corridor. Previous housing experience includes leadership positions with U.S. Bank Community Development Corporation, Mercy Housing Southwest, Rocky Mountain Mutual Housing, and the Resurrection Project in Chicago.

Ethan Handelman

Vice President for Policy and Advocacy, National Housing Conference

Ethan Handelman directs NHC's policy and advocacy agenda focused on advancing federal housing policy to assist low- and moderate-income people, strengthening the nation's housing finance system, connecting people to opportunity through housing, advocating for housing policy during tax and budgetary reforms, and building stronger communities that coordinate housing, transportation, health, education, technology, and energy policy. He joined NHC in March 2011, after leading the advisory practice at Recap Real Estate Advisors, assisting public and private sector clients to understand and shape the affordable housing financial and policy environment. He serves on the board of Housing Unlimited, a nonprofit housing provider in Montgomery County, Maryland.

Rick Haughey

Vice President of Property Operations and Technology, National Multifamily Housing Council

Rick Haughey is vice president, industry technology initiatives, at the National Multifamily Housing Council (NMHC), with responsibility for directing NMHC's operations and technology initiative. Prior to joining NMHC, Haughey spent many years at the Urban Land Institute, where he was director of multifamily development. He also served as senior fellow at the National Housing Conference, where he focused on multifamily issues. Haughey holds a master of science in real estate from Johns Hopkins University and a bachelor of arts in urban planning from the University of Maryland.

Deborah Horwitz

Partner and Real Estate Practice Group Co-Chair, Goulston & Storrs

Debbie Horwitz's practice focuses on commercial real estate, including acquisition and disposition, development and permitting, and financing. Horwitz represents developers and owners of all types of real estate projects involving complicated financing and land use issues. She is a member of the firm's executive committee and a Co-Chair of the Goulston & Storrs multifamily industry group. Her specialties are retail, multifamily housing, affordable housing, and medical and educational institutions.

Andrew Jakobovics

Senior Director, Policy Development and Research, Enterprise Community Partners Inc.

Andrew Jakobovics joined Enterprise Community Partners as senior director, policy development and research. Before joining Enterprise, he served as senior policy adviser to the assistant secretary for policy development and research at the U.S. Department of Housing and Urban Development (HUD). His primary focus was on housing finance reform, with a particular eye toward issues of access and affordability. Prior to joining HUD, Jakobovics served as associate director for housing and economics at the Center for American Progress, where he worked on housing, household debt, higher education, and other issues related to sustaining and growing the middle class.

Marty Jones

President and Chief Executive Officer, MassDevelopment

Marty Jones became MassDevelopment's president and CEO in 2011. During her tenure, Jones has spearheaded development of several new loan products at the agency, including financing to support hiring at manufacturing and emerging technology companies. She played a key role in the Military Asset and Security Strategy Task Force, and managed \$8 billion in investment in the Massachusetts economy. Prior to MassDevelopment, Jones was president of Boston building, development, and property management company Corcoran Jennison. Jones is a member of the board of directors of MassEcon and the New England Council, and a national trustee of the Urban Land Institute.

Mark L. Joseph

Director, National Initiative on Mixed-Income Communities, Case Western Reserve University

Mark Joseph is an associate professor at the Jack, Joseph, and Morton Mandel School of Applied Social Sciences at Case Western Reserve University and founding director of the National Initiative on Mixed-Income Communities. He is the coauthor of *Integrating the Inner City: The Promise and Perils of Mixed-Income Public Housing Transformation*, published in November 2015. Joseph serves on the advisory board of *Cityscape*, a journal published by the U.S. Department of Housing and Urban Development, and the editorial advisory board of *Housing Policy Debate*.

Jenifer Kaminsky

Housing Director, Buffalo Neighborhood Stabilization Company, PUSH Buffalo
Jenifer Kaminsky is an urban planner whose work focuses on community development and creation of affordable housing. She currently resides in Buffalo, New York, where she serves as director of planning and community development for the Buffalo Neighborhood Stabilization Co. (BNSC), the housing development arm of People United for Sustainable Housing (PUSH). In this capacity, she leads BNSC's efforts to create high-quality, green affordable housing on Buffalo's west side and reclaim vacant lots as opportunities for stormwater management and community green space. Prior to coming to Buffalo, she helped create shared-equity housing cooperatives with the Urban Homesteading Assistance Board in New York City and develop affordable housing in the Jamaica Plain neighborhood of Boston with the Jamaica Plain Neighborhood Development Corp.

Chrystal Kornegay

Undersecretary, Massachusetts Department of Housing and Community Development
Chrystal Kornegay's passion for creating projects and programs that result in stronger communities for modest-income working families is evidenced throughout her 20-plus years' experience in community development. In January 2015, Kornegay became the Baker Polito Administration's undersecretary for housing and community development. Prior to that, she was Urban Edge's president and chief executive officer. Her belief that service and partnership are keys to increased social equity led her to serve on numerous boards and advisory committees, including Citizen's Housing and Planning Association (CHAPA) and the National Housing Trust.

Laura Kusisto

U.S. Housing and Economics Reporter, The Wall Street Journal
Laura Kusisto covers housing and the economy around the United States. Previously, she wrote about economic development in New York, focusing on big real estate projects and affordable housing. Before that, she worked at the New York Observer and as a freelance reporter in Turkey and Israel.

Mark Linton

President, Linton Strategies LLC, and Visiting Fellow, Center for Social Innovation, Boston College
Mark Linton is president of Linton Strategies, a strategy and policy consulting practice based in Washington, D.C. He is also a visiting fellow at Boston College's Center for Social Innovation during the spring semester of 2016. Most recently, Linton was appointed by the president as the first executive director of the White House Council on Strong Cities, Strong Communities, a multisector, government-wide initiative seeking to spark economic turnarounds and build capacity in some of America's most iconic cities. Mark also served in a variety of leadership capacities at the U.S. Department of Housing and Urban Development (HUD), including as acting chief of staff for then-HUD Secretary Shaun Donovan and general deputy assistant secretary for congressional and intergovernmental relations at HUD.

Timothy Love

Principal, Utile, and Associate Professor of Architecture, Northeastern University
Tim Love is the founding principal of Utile, an architecture and planning firm that specializes in the regulatory, political, and design challenges of complex urban projects. The firm is committed to the revitalization of the American city through proactive planning that bridges public and private jurisdictional boundaries. Love is also a tenured associate professor at the Northeastern University School of Architecture, where he teaches the undergraduate housing studio and the master's degree research studio focused on market-driven building types.

Amanda Lovelee

City Artist, Public Art Saint Paul
Amanda Lovelee is a visual artist currently working as the city artist for Public Art Saint Paul housed in the city of St Paul. Lovelee acts as translator between the city's ideas and its residents with the goal of building a city everyone wants to live in. She focuses on civic engagement through both of her projects: Pop Up Meeting, a city popsicle truck, and Urban Flower Field, a vacant lot-turned-gathering space/live science project. She is interested in how people connect and the spaces in which they do so within contemporary society.

Linda Mandolini

President, Eden Housing Inc.
Linda Mandolini has served Eden Housing as a project developer, as director of real estate development, and, since 2001, as president. Mandolini oversees affordable housing production, resident support services, and property management components of the organization, and a staff of more than 300 employees. She is guided in her work by Eden Housing's active volunteer board of directors. Mandolini serves or has served on the board, and has held leadership positions on the boards of the Housing Trust of Silicon Valley, the Non-Profit Housing Association of Northern California (NPH), California Housing Consortium (CHC), National Housing Conference (NHC), Enterprise Communities' Community Leadership Council, and International Housing Policy Exchange.

Sunshine Mathon

Director, Design and Development, Foundation Communities
For the last eight years, Sunshine Mathon has overseen the deep green design and construction of new multifamily properties for Foundation Communities, a robust and sustainably-focused nonprofit affordable housing developer in central Texas. M Station, a 150-unit new construction community opened in 2011 with one of the highest ever LEED for Homes ratings (25+ above LEED Platinum). Currently, he is overseeing the design of the Lakeline Learning Center which is pursuing full Living Building Challenge certification. As a nationally-recognized leader in the deep green affordable housing sector, Mathon routinely consults with a wide variety of local and national affordable housing agencies and developers.

William McGonagle

Administrator, Boston Housing Authority
Bill McGonagle started working at the Boston Housing Authority (BHA) in 1981 as a member of the BHA's Department of Public Safety. McGonagle also served as a public housing development manager and as an area director overseeing the management of the BHA's 37 elderly/disabled public housing developments throughout Boston. He later served as executive assistant to former BHA administrator Doris Bunte, a role in which he became directly involved in the integration of the public housing developments in South Boston and Charlestown. He was then appointed deputy administrator in 1992, and served in that role for 17 years. Mayor Thomas M. Menino appointed McGonagle as administrator for the authority in 2009 and he continues to serve in that capacity under Mayor Martin J. Walsh.

Michael Murphy

Cofounder and Chief Executive Officer MASS Design Group
Michael Murphy is the executive director of MASS Design Group, which he founded in 2010. Murphy leads design and research programs at MASS and has overseen the expansion of MASS into ten countries and three continents. He regularly speaks on architecture and health care, and sits on the boards of the Clinton Global Initiative Advisory Committee, the Harvard Graduate School of Design Alumni Board, and the Center for Healthcare Design. Murphy holds a master in architecture from the Harvard Graduate School of Design.

Harold Nassau

Director, Asset Management, National Real Estate Programs, NeighborWorks America
For the past 15 years, Harold Nassau has overseen asset management training and technical assistance for 120 local NeighborWorks organizations that develop multifamily housing. He supervises and reviews the performance data collection for the 104,000 multifamily units owned by NeighborWorks@America members. Previously, Nassau was the asset manager for a Boston-based regional nonprofit that developed 2,000 units of affordable housing in partnership with 12 different CDCs. Before entering the world of nonprofits and intermediaries, he had 15 years' experience in the for-profit world as a property manager, director of property management, and as the owner of a management company.

Susan Nguyen

Program Co-manager, Housing Innovation Lab, Mayor's Office of New Urban Mechanics, City of Boston

Susan Nguyen is the program co-manager for the Mayor's Housing Innovation Lab. She develops new methods of innovation to deliver high-quality products and services to residents and visitors. She previously worked as a program director for the Mayor's Office of New Urban Mechanics, where she led engagement projects such as Snowstats and Block Quotes. Her background is in city planning, economics, design, and public engagement.

Alexandra K. Notay

Independent Consultant, Alex Notay Ltd, and Policy Director, ULI UK

Alexandra Notay is a strategist, problem-solver, and skilled people manager with a global network of board-level relationships and a strong 11-year record of successful delivery. Notay operates as an independent adviser to public and private sector organizations providing strategic advice and project leadership. She has led master-planning, regeneration, and public/private partnership consultancy projects in London, Moscow, New York, Istanbul, Barcelona, and many other global cities. She retains an ongoing part-time role as U.K. policy director for the Urban Land Institute.

Pamela Hughes Patenaude

President, J. Ronald Terwilliger Foundation for Housing America's Families

Pamela Hughes Patenaude is the president of the J. Ronald Terwilliger Foundation for Housing America's Families, a national nonprofit education and research organization dedicated to illuminating the affordable housing crisis in America. Prior to cofounding the foundation, she served as director of housing policy for the Bipartisan Policy Center (BPC), executive vice president of the Urban Land Institute (ULI), and founding executive director of the ULI Terwilliger Center for Workforce Housing. Patenaude currently serves as a trustee of the Homebuilders Institute (HBI) and the National Housing Conference, and is a member of the national advisory board of the Reinvestment Fund and the ULI Terwilliger Center for Housing.

J. Michael Pitchford

President and Chief Executive Officer, Community Preservation and Development Corporation

Michael Pitchford is responsible for the overall strategic direction and management of the Community Preservation and Development Corporation (CPDC). He has developed a strong understanding of how national and local policy influence housing affordability while serving on the board of the National Housing Conference for a decade, including three years as its president. Previously, Pitchford led the Community Development Equity Group at Bank of America Corporation in Charlotte, North Carolina. Under his leadership, the group developed or rehabilitated 23,000 units of affordable housing since 1994 and increased equity commitments by 3,000 percent.

Amit Price Patel

Principal, David Baker Architects

As a principal of David Baker Architects, Patel oversees the firm's Urban Design Studio, leading teams for multifamily housing and urban planning projects and representing the firm nationally as a design resource. He has participated as housing and urban design resources at the Mayor's Institute on City Design and the Affordable Housing Design Leadership Institute. Patel has worked with ULI's Building Healthy Places Exchange, as well as developing programming with the ULI San Francisco Policy & Practice Committee and the UDMUC Bronze Product Council. He has also consulted for Common Thread, an international social enterprise dedicated to building local capacity for community-focused development.

David Queeley

Director, Eco-Innovation, Codman Square Neighborhood Development Corporation

David Queeley is the director of eco-innovation for the Codman Square Neighborhood Development Corporation (CSNDC) and oversees CSNDC's efforts to engage community, set vision and goals, fundraise, and plan in order to establish a transformative, multifaceted, neighborhood-scale eco-district model for the Talbot-Norfolk neighborhood of Dorchester, Massachusetts, the TNT Eco Innovation District (EID), Boston's first eco-district. He serves as an associate park commissioner for the city of Boston and on the mayor's GoBoston 2030 Task Force for the city. Queeley's past positions include the following: New England regional director of the Trust for Public Land's Parks for People program; vice president and senior planner at New Ecology Inc.; and vice president for outdoor engagement at the Appalachian Mountain Club.

Jason Reece

Senior Associate Director, the Kirwan Institute for the Study of Race and Ethnicity, Ohio State University

Jason Reece is the senior associate director for the Kirwan Institute for the Study of Race and Ethnicity at Ohio State University. Reece was formerly the director of research as well as the director of the Opportunity Communities Program at the Kirwan Institute and has worked for the institute since 2003. His work involves outreach, education, advocacy, and policy research on issues related to fair housing/opportunity-based housing, community development, neighborhood revitalization, regional equity, and GIS. His professional experience includes program administration, project management, program development, team and staff management, grant writing, strategic planning, research, and policy consultation.

Marietta Rodriguez

Vice President, National Homeownership Programs, NeighborWorks America

Marietta Rodriguez went to work for NeighborWorks America so that she could help more people in her hometown. Today, she leads the national homeownership effort for the NeighborWorks network, which includes a suite of pre-purchase, mortgage lending, and post-purchase programs and services. Rodriguez has been with NeighborWorks for 15 years.

Josh Safdie

Associate Principal, Kessler McGuinness & Associates LLC

Josh Safdie recently joined Kessler McGuinness & Associates in a leadership position, where he is managing accessibility- and universal design-related projects in Title II and Title III entities, higher education, multifamily housing, health care, and historic preservation. He is a nationally recognized expert in accessibility and universal design. Safdie is currently a visiting associate professor at the Massachusetts College of Art and Design, where his teaching was recognized with the award of a 2013 Berkeley Prize Teaching Fellowship in Universal Design.

Dana Schultz

Supportive Housing Healthcare Coordinator, Central City Concern

Dana Schultz has worked as the supportive housing healthcare coordinator at Central City Concern, a social service agency in Portland, Oregon, for two years. Her work is heavily focused on the intersections of healthcare and housing for low-income and disenfranchised populations in Portland. She developed the Housed and Healthy project, an urban initiative that implemented strong communication processes between Resident Services at Central City Concern and local community health services. She has a bachelor's degree in public health from Southern Connecticut State University and a master's degree in international development and nonprofit management from Portland State University.

Aaron Seybert

Social Investment Officer, The Kresge Foundation

Aaron Seybert is a social investment officer at The Kresge Foundation. He supports the Social Investment Practice and the Detroit program at Kresge. Seybert joined the foundation in 2016. Previously, he served as executive director at JPMorgan Chase Bank, where he was involved with community development banking focused on new markets tax credits and historic tax credit investing. He has served on the board of directors for the Michigan Magnet Fund, Lake Trust Credit Union, and the Core Cities Strategic Fund advisory board and has previously worked with Legal Aid of Central Michigan.

Alexis Smith

Enterprise Rose Architectural Fellow, Jewish Community Housing for the Elderly
Alexis Smith works with Jewish Community Housing for the Elderly (JCHE), which provides safe and affordable independent housing where older adults of all backgrounds can age in community. Through this partnership, Smith hopes to arrive at “a very rich and nuanced understanding of how to design the best possible housing for seniors.” In addition to focusing on design that improves residents’ health and wellness, her work looks at how design can foster supportive social networks—not just within JCHE properties, but with the neighboring community as well.

Regina R. Smith

Managing Director, Arts and Culture, The Kresge Foundation
Regina Smith is interim managing director of The Kresge Foundation’s Arts & Culture program, and has served as a program officer since 2008. Smith identifies prospects for national funding opportunities and possible partnerships; reviews funding requests; conducts site visits; meets with prospective grantees and partners; and monitors existing grant relationships. Previously, she worked at the Arts & Science Council in Charlotte, North Carolina, where, as vice president of grants and services, she managed a \$12 million grants portfolio. She served as programs and services director at Culture Works in Dayton, Ohio, from 1994 to 1999, and, before that, managed a nationally recognized program for the Indiana Arts Commission.

Alazne (Ali) Solis

Senior Vice President, Advocacy and External Affairs, Enterprise Community Partners Inc.
As senior vice president of advocacy and external affairs for Enterprise Community Partners, Alazne (Ali) Solis oversees the areas of public policy, communications, and marketing. In this position, she develops and advocates policies to advance the development of affordable housing and sustainable communities with the administration, the U.S. Congress, state and local policy stakeholders, and other national industry partners. In addition, she oversees the organization’s internal and external communications and marketing functions. During her time with Enterprise, Solis has advanced Enterprise’s wide range of public policy priorities.

Maryanne Speroni

Assistant Director and Fund Manager, Vitus Group Inc.
Maryanne Speroni is Vitus Group’s assistant director and fund manager, and is responsible for leading and launching Vitus’s Social Impact Fund. Prior to joining Vitus Group, Speroni served in leadership positions at two of the nation’s leading affordable housing finance providers, the Richman Group and Centerline Capital Group (fka Related Capital Company). There, she played a significant role in the launch of an agency lending platform, asset acquisitions in New York City, asset underwriting, asset management, and fund management. Earlier in her career, she handled project finance at Edison Schools, a for-profit enterprise engaged by school districts and charter schools to manage public schools that serve communities in need.

Reginald Stanley

President and Chief Executive Officer, ImpactUs Marketplace LLC
Reggie Stanley is an executive leader, a strategist, and a board director with over 25 years of experience launching, expanding, and managing complex businesses, teams, and projects. With a unique integration of experience in for-profit and nonprofit organizations across multiple disciplines, Stanley has expertise in corporate strategy, fiduciary oversight, business development, marketing, and operations. He has been a key contributor to substantial organizational growth in new strategic directions across executive, consulting, and board leadership roles at Calvert, Fidelity, Bain, and SGS.

Thomas A. Stokes

Vice President, Resident Services, Beacon Communities LLC
Thomas Stokes is vice president for resident services at Beacon Communities. He has 22 years of program development experience for comprehensive neighborhood planning. Stokes has another ten years of experience in recruitment, administration, and advising in higher education. He is responsible for overseeing the resident services coordinators and programs at 40 Beacon communities throughout the Northeast. Stokes has been on the board of New England Resident Service Coordinators (NERSC) for six years and has been the board president for three.

The Honorable Ethan K. Strimling

Mayor, City of Portland, Maine
Ethan Strimling is currently the mayor of Portland, Maine, the largest city in the state. He also served in the State Senate for six years representing Portland as chair of the labor and criminal justice committees, while also serving on taxation. Prior to becoming mayor, Strimling spent 19 years as the CEO of LearningWorks, a not-for-profit organization providing learning opportunities for at-risk youth, the immigrant community, and low-income families. In addition, Strimling spent eight years as a political analyst for the local NBC and CBS affiliates, as well as writing a column for the Maine Sunday Telegram and the Bangor Daily News.

Erica Swanson

Head, Community Impact Investments & Programs, Google Fiber
Erica Swanson leads the team responsible for developing and delivering a range of social impact investments and community engagement strategies in Google Fiber cities. A key area of focus is partnering with local leaders to close the digital divide. Before joining the Fiber team in March 2013, Swanson directed Google’s partnerships with national advocacy organizations, in support of public policies that advance a free and open internet. She came to Google in 2011 from the Leadership Conference on Civil and Human Rights, where she led coalition outreach efforts on issues ranging from voting rights to LGBT equality to media justice.

Katherine Swenson

Vice President, Design Initiatives, Enterprise Community Partners Inc.
Katie Swenson oversees national design initiatives for Enterprise Community Partners Inc., directing the Affordable Housing Design Leadership Institute and the Enterprise Rose Architectural Fellowship, which cultivates a new generation of community architects through hands-on, high-impact projects in local communities across the country. The 50-plus program fellows remain leaders in community design, spearheading a national movement of architects dedicated to community development and social activism. After completing her own Enterprise Rose Fellowship at the Piedmont Housing Alliance in Charlottesville, Virginia, Swenson founded the Charlottesville Community Design Center and led it to establish, with Habitat for Humanity, an influential and acclaimed international design competition.

Kirk A. Sykes

President, Urban Strategy America Fund, New Boston Fund Inc.
Kirk Sykes is the head of an urban investment, development, and redevelopment fund for select institutional investors called Urban Strategy America Fund, LP. Sykes is responsible for the supervision of the partnership equity placement, the identification of investments, and the day-to-day business operations of the USA Fund. He currently serves on the boards of the following: Initiative for a Competitive Inner City, the Urban Land Institute’s Responsible Property Investing Council (vice chair), the Real Estate Executive Council (chairman), the National Association of Industrial and Office Properties, and the City of Boston’s Civic Design Committee. Sykes is the former chairman of the Federal Reserve Bank of Boston Board.

J. Ronald Terwilliger

Chairman, ULI Terwilliger Center for Housing, and Chairman, Terwilliger Pappas Multifamily Partners
Ron Terwilliger is chairman of Terwilliger Pappas Multifamily Properties and chairman emeritus of Trammell Crow Residential, a national residential real estate company. Terwilliger is past chairman of the Urban Land Institute and is chairman emeritus of the Wharton Real Estate Center. He currently serves as chairman of the board of directors of the “I Have a Dream” Foundation, is chairman of Enterprise Community Partners and Enterprise Community Investments, and chairs Habitat for Humanity’s \$4 billion World of Hope Global Capital Campaign. Philanthropically, Terwilliger made a \$5 million gift to establish the ULI Terwilliger Center for Workforce Housing, and a \$5 million gift to Enterprise Community Partners, creating the Enterprise Terwilliger Fund, which aims to create 2,000 affordable homes annually. His \$100 million legacy gift to Habitat for Humanity International will help 60,000 families worldwide access improved housing conditions.

Gustavo F. Velasquez

Assistant Secretary, Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development

Gustavo Velasquez was nominated by President Obama and confirmed by the U.S. Senate to become assistant secretary for fair housing and equal opportunity at the U.S. Department of Housing and Urban Development. Prior to his nomination, Velasquez was executive director of the Latino Economic Development Center (LEDC), a non-for-profit organization based in Washington, D.C., dedicated to helping thousands of Latinos and other immigrants gain the necessary skills and capital to start and maintain their own businesses. Prior to his tenure at LEDC, he served for seven years as director of the District of Columbia Office of Human Rights, where he led the enforcement provisions of the D.C. Human Rights Act, considered one of the most comprehensive nondiscrimination laws in the United States.

The Honorable Martin J. Walsh *(invited)*

Mayor, City of Boston, Massachusetts
Mayor Martin Walsh has worked to create good jobs, great schools, safe streets, and affordable homes, while building a more responsive, representative, and transparent city government. Before taking office, Mayor Walsh served in the Massachusetts House of Representatives from 1997 to 2013. Representing Boston's diverse 13th Suffolk District, he was a leader on job creation and worker protections; substance abuse, mental health, and homelessness; K-12 education; and civil rights. He played a key role defending Massachusetts's pioneering stand on marriage equality. Mayor Walsh also made his mark as a labor leader, where he worked with business and community leaders to promote high-quality development and career opportunities for women and people of color.

Joseph Weisbord

Director, Credit and Housing Access, Fannie Mae
Joe Weisbord directs Fannie Mae's initiatives with housing and credit counselors to prevent foreclosures and reduce credit losses. He leads a team that brings Fannie Mae's foreclosure prevention strategies to distressed markets across the United States through partnerships with nonprofit organizations, state and local government, and lenders. Prior to joining Fannie Mae in January 2005, Weisbord served as staff director for Housing First!, a public education campaign credited with forging a consensus in local policy agenda that helped shape Mayor Michael Bloomberg's \$3 billion "New Housing Marketplace" initiative. Weisbord is on the faculty of the graduate urban planning program at Pratt Institute and is a founding member of the board of directors of Funders Together to End Homelessness.

Michael Wilkerson

Senior Economist, ECONorthwest
Michael Wilkerson is a senior economist at ECONorthwest and brings over ten years of private sector experience as an economic consultant and as an analyst in the financial services industry. He has applied expertise in projects involving housing market analysis, development feasibility studies, economic impact analysis, regional and micro economic forecasting, benefit-cost analysis, and litigation support and expert testimony. Recently completed projects using spatial-temporal models measured the price impacts and development outcomes of public transit systems as well as modeling the impact of density bonuses as part of inclusionary zoning incentive policy. Wilkerson is currently an adjunct professor of economics at Portland State University.

Stockton Williams

Executive Director, ULI Terwilliger Center for Housing

Stockton Williams is the executive director of the Urban Land Institute Terwilliger Center for Housing, which represents the interests and priorities of ULI's 38,000-plus members in all aspects of residential land use and development, including a deep commitment to affordable and workforce housing. Before joining ULI in January 2015, Williams was managing principal of the Washington, D.C., office of HR&A Advisors, which advises cities across the United States on complex real estate and economic development projects. Prior to joining HR&A, he served as senior adviser in two federal cabinet agencies: the U.S. Department of Housing and Urban Development and the U.S. Department of Energy. Williams is chairman of the board of Groundswell, an innovator in harnessing community economic power for the common good.

Mark A. Willis

Senior Policy Fellow, Furman Center for Real Estate and Urban Policy, New York University
Mark Willis is the senior policy fellow at New York University's Furman Center for Real Estate and Urban Policy. He has also served two years as interim executive director to lead Furman through a shift in its organizational structure. Before joining Furman, Willis was a visiting scholar at the Ford Foundation, working on research related to community development and housing finance reform. In his 19-year career in community development banking at JPMorgan Chase, he developed and oversaw the bank's programs and products to help strengthen low- and moderate-income communities. Willis also teaches housing and community development policy at New York University's Wagner School.

Diane Yentel

President and Chief Executive Officer, National Low Income Housing Coalition

Diane Yentel is the newly appointed president and CEO of the National Low Income Housing Coalition (NLIHC), a membership organization dedicated solely to achieving socially just public policy that ensures that people with the lowest incomes in the United States have affordable and decent homes. This is Yentel's second stint at the NLIHC, having previously worked as a policy analyst from 2005 to 2008. Before rejoining the NLIHC, she was vice president of public policy and government affairs at Enterprise Community Partners, where she led federal, state, and local policy, research, and advocacy programs. Prior to Enterprise, Yentel was the director of the Public Housing Management and Occupancy Division at the U.S. Department of Housing and Urban Development.

Jessica B. Zimbabwe

Director, Rose Center for Public Leadership in Land Use, National League of Cities in partnership with the Urban Land Institute
Jess Zimbabwe is director of urban development at the National League of Cities (NLC) and founding executive director of the Daniel Rose Center for Public Leadership—a partnership of the NLC and the Urban Land Institute. Previously, Zimbabwe was the director of the Mayors' Institute on City Design and community design director at Urban Ecology, providing pro bono community planning and design assistance to low-income neighborhoods in the San Francisco Bay area. She is a licensed architect, certified city planner, a LEED-accredited professional, board chair of Next City, and a member of the urban planning faculty at Georgetown University.

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