



CHAPA's 2025 Housing Summit

Presented by Eastern Bank



**November 20, 2025
The Westin Copley Place, Boston**

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Summit Agenda

8 - 9 AM	Registration & Breakfast
9 - 9:35 AM	Welcome Panel with Secretary Ed Augustus
9:35 - 9:45 AM	Remarks from Senator Julian Cyr & Representative Vargas
9:45 - 9:55 AM	Summit Overview with CHAPA's CEO, Rachel Heller
10 - 11:15 AM	Concurrent Morning Panels 1) Modular Momentum: Positioning Massachusetts as a Leader in Housing Innovation 2) Designing for Certainty: Building Local Housing Processes that Work – Brainstorming Session 3) Land Reimagined: Rezoning, Infill, and the Future of Affordable Housing in Massachusetts 4) Building Green in Lean Times: Advancing Climate Goals in Affordable Housing
11:30 AM - 12:45 PM	Panel Lunch Meeting the State's Goals: Responsive Capital for Housing Development
1 - 2 PM	Concurrent Afternoon Panels 1) Modular Revolution: Scaling Affordable Housing Production in New England 2) Tapping Into Potential: Infrastructure Solutions for Housing Development 3) Building with Mass Timber: A Sustainable Path for Housing
2:15 - 2:30 PM	Remarks from Governor Maura Healey
2:30 - 3:30 PM	Closing Plenary
3:30 - 3:45 PM	Remarks from Lt. Governor Kim Driscoll
3:45 - 4 PM	Closing Remarks with CHAPA's CEO, Rachel Heller
4 - 6 PM	Networking Cocktails

A Welcome from Bob Rivers

Massachusetts is a unique place to live, with a long history and an exciting future. We are home to world-class businesses, hospitals and universities, as well as a place of innovation that has allowed us to lead across many sectors and industries. According to U.S. News and World Report, Massachusetts is regularly ranked in the top ten states to live in for countless metrics of quality of life. But we have one major issue holding us back: the lack of housing. And we know that the future of a stable supply of safe and affordable housing and the future of a thriving Massachusetts economy are undeniably linked.

By now, the statistic from Massachusetts' Comprehensive Housing Plan that our state needs 222,000 new homes by 2035 to meet the demand of our future workforce has become all too familiar.

If we fail to act, we will continue to lose the glue that holds our communities together and helps our economy thrive—a competitive workforce. It will be impossible for Massachusetts to maintain its competitive edge when talent may flee to more affordable states.

As a co-chair of the Our Massachusetts Coalition, I am proud to collaborate with local leaders to address our housing shortage. In addition, Eastern Bank is proud to be part of a shared commitment to housing stability and to help support a range of housing types in our state. A longstanding supporter of communities across Massachusetts, we understand the availability of stable and affordable housing is a top concern for Massachusetts workers and residents, and we are committed to being part of a solution by helping to create more housing choice and options.

From affordable housing to market-rate, large scale multifamily housing, to town homes, condominiums and more, helping to support a range of housing choices is one solution to addressing housing insecurity, cost burdens and improved economic stability. And the Eastern Bank Foundation, one of our region's leading corporate charitable contributors, is focused on helping to support safe and affordable housing, especially as access to it is becoming

ever more challenging and even more so for people of color. To date, the Eastern Bank Foundation has invested \$180 million in communities across Massachusetts, including to help support organizations advancing safe and affordable housing.



That's why Eastern Bank is proud to sponsor CHAPA's 2025 Housing Summit and invest in the future of Massachusetts. This Summit will explore innovative strategies for housing creation and how, especially during federal uncertainty, Massachusetts has the leadership, the expertise, the political will, and the solutions to create a better future for all residents through housing.

I hope you join Eastern Bank and meet the moment by saying yes to more housing in all communities across Massachusetts. Today, at CHAPA's Housing Summit, we hope you'll walk away with more tools, insight, and connections to make the 222,000 homes we need to create a reality.

A handwritten signature in dark blue ink, appearing to read 'Bob Rivers'.

Bob Rivers

Executive Chair and Chair of the Board of Directors
Eastern Bank



Speaker: Governor Maura Healey



Maura Healey is the 73rd Governor of Massachusetts. In 2022, she became the first woman elected Governor in state history and the first openly lesbian Governor elected in the country. In her first two years in office, Governor Healey has led Massachusetts from strength to strength and delivered on her promises to the people of Massachusetts.

Among many accomplishments, to fix the high cost of housing, Governor Healey filed and signed the historic \$5 billion Affordable Homes Act with nearly 50 policy initiatives to counter rising housing costs caused by high demand and limited supply. Massachusetts can now build more homes, more affordably, and build them faster.

Healey previously served two terms as Massachusetts Attorney General, first elected in 2014 and re-elected in 2018. In her role as the People's Lawyer, she took on the tough issues affecting Massachusetts residents, including the opioid epidemic, climate change, health care costs, and student loan debt. Earlier in her career, Healey was a litigation partner at an international law firm.

Healey grew up the oldest of five siblings in an old New England farmhouse. She and her siblings were raised by their mother, Tracy, who worked as a nurse at the local elementary school. Her stepfather, Edward, was a teacher and local union president. He coached her high school basketball team and instilled a lifelong love of the sport. Healey attended Harvard College, where she captained the basketball team, and then spent two years as the starting point guard on a professional basketball team in Europe.

Speaker: Lieutenant Governor Kim Driscoll



Kim Driscoll is the 73rd Lieutenant Governor of the Commonwealth of Massachusetts. She was sworn in on January 5, 2023, joining Governor Maura Healey in an historic series of firsts: Governor Healey is the first woman and first openly LGBTQ person elected Governor of Massachusetts, and together, Healey and Driscoll are the first all-women executive team to lead Massachusetts.

Since taking office, Lieutenant Governor Driscoll has spearheaded several administration priorities and initiatives. Exemplified by her extensive and successful career in local government, Driscoll has served as a notable proponent for the economic development of Massachusetts cities and towns, and serves as a liaison for municipalities across the state. This commitment also includes leadership on tackling the state's housing crisis and improving the state's public education policy. Driscoll also chairs the Governor's Council, the Governor's Council to Address Sexual Assault, Domestic Violence, and Human Trafficking, the Seaport Economic Council, and co-chairs the STEM Advisory Council.

Lieutenant Governor Driscoll is focused on working with Governor Healey to create a forward-looking Commonwealth and communities that work for, empower, and include all who call Massachusetts home, as well as those who aspire to do so.

Speaker: Secretary Ed Augustus, Massachusetts Executive Office of Housing & Livable Communities



Secretary Ed Augustus was appointed by Massachusetts Governor Maura Healey in June 2023 to lead the newly created Executive Office of Housing and Livable Communities (HLC). As the secretary of HLC, Augustus leads the state's mission to create more homes and lower housing costs for Massachusetts residents. The executive office also distributes funding for community development initiatives, oversees the state's public housing and operates homelessness prevention and housing stabilization programs.

An experienced, results-driven executive, Augustus has spent more than 35 years in public service, building effective teams and bringing people together to have a positive impact on communities. Before joining the Healey-Driscoll Administration, Augustus served as city manager of Worcester, where he led the state's second-largest city through a revitalization that became known as the Worcester Renaissance. Under his administration, the gateway city saw a wave of new development, infrastructure improvements and new housing that attracted statewide attention and restored pride to residents.

Speaker: Senator Julian Cyr



Julian Cyr (pronouns he/him/his) serves in the Massachusetts Senate, representing Cape Cod, Martha's Vineyard, and Nantucket. First elected to the State Senate in November 2016, Julian is among the youngest senators in the 40-member body. He serves as the Senate Assistant Majority Whip, Chair of the Joint Committee on Housing, Vice Chair of the Joint Committee on Public Health, and on committees with oversight of: healthcare financing; mental health, substance use, and recovery; racial equity, civil rights, and inclusion; and telecommunications, utilities, and energy.

Julian's legislative priorities are primarily informed by the unique needs of the Cape and Islands district and his perspective as a member of the LGBTQ+ community. He has championed policies related to housing, water quality, the climate crisis, harm reduction, and criminal justice reform.

Speaker: Representative Andy Vargas



State Representative Andy X. Vargas represents the 3rd Essex District (Haverhill) in the Massachusetts House of Representatives. He serves as the House Chair of the Joint Committee on Community Development and Small Businesses. He also serves as the Chair of the MA Black & Latino Caucus.

Rep. Vargas was previously elected to the Haverhill City Council, where he served as the city's first Latino elected official. He grew up in Haverhill and his family origins are from the Dominican Republic. He is a proud graduate of Haverhill High and Boston University. Rep. Vargas is also an alumnus of the Obama White House and previously worked for Entrepreneurship for All (EforAll), helping entrepreneurs start their businesses.

Welcome Panel: Partnering Across Silos for a Thriving Massachusetts

9 AM - 9:35 AM | Ballroom



Speaker: Secretary Ed Augustus, Massachusetts Executive Office of Housing & Livable Communities

Commissioner Adam Baacke, Division of Capital Asset Management and Maintenance



Governor Healey appointed Adam Baacke to serve as Commissioner of the Division of Capital Asset Management and Maintenance (DCAMM) in August 2023. He brings more than twenty-five years of experience with planning, design, capital project management, real estate, community development, and public administration, most recently serving as Assistant Vice Chancellor for Campus Development at the University of Massachusetts Lowell. During his nearly ten-year tenure at UMass Lowell, he led the team responsible for all aspects of campus planning, real estate, and capital project delivery during a period of dramatic physical campus expansion, increased enrollment, and research growth as the institution emerged as one of New England's leading comprehensive public research universities. Before joining the UMass Lowell administration, Baacke spent fourteen years at the City of Lowell, including serving as Assistant City Manager and Director of Planning and Development. He championed award-winning initiatives in master planning, land-use regulation, development review, urban revitalization, and cultural development, many of which became statewide models for Gateway City renewal.

Undersecretary for Environment Stephanie Cooper, Executive Office of Energy and Environmental Affairs



Stephanie Cooper has over 25 years of experience working on parks and open space, conservation, transportation, and environmental protection issues in the public sector. Since 2023, she has served as Undersecretary for Environment with the Executive Office of Energy and Environmental Affairs. In her role, she coordinates and partners with the state environmental agencies – the Departments of Environmental Protection, Fish and Game, Agricultural Resources, and Conservation and Recreation – to protect, preserve, and enhance the Commonwealth's environmental resources while ensuring a clean energy future for all. She acts as a key advisor on environmental issues with a portfolio of programs including land conservation, toxics use reduction, and coastal zone management. She holds a Bachelor's in political science from Middlebury College and a Master's in public administration from Syracuse University's Maxwell School. She lives in Brookline with her daughter.

Undersecretary of Labor Josh Cutler, Executive Office of Labor and Workforce Development



Josh Cutler serves as Undersecretary of Labor in the Executive Office of Labor and Workforce Development, where he leads initiatives spanning apprenticeship, labor standards, economic research, caregiving, and pay equity. He joined the Healey-Driscoll Administration in 2024 after six terms in the Massachusetts House of Representatives, where he chaired the Labor and Workforce

Development Committee, the Future of Work Commission, and the Coastal Caucus. Cutler has been honored with the Thomas M. Menino Public Service Award and recognized as Legislator of the Year by multiple organizations for his leadership on disability employment, workforce development, and mental health policy. A former newspaper editor and practicing attorney, he is also the author of three books on local history. Cutler holds a J.D. from Suffolk Law School and a master's in public policy from UMass Dartmouth.

Chief Melissa Hoffer, Office of Climate Innovation and Resilience



Melissa Hoffer is Massachusetts' first ever Climate Chief. She joined the Biden Administration as a Day 1 political appointee, serving as the Acting General Counsel and Principal Deputy General Counsel of the Environmental Protection Agency. She led the EPA's Office of General Counsel through the transition until November 2021, and continued to serve as Principal Deputy General Counsel. Prior

to that, she worked in the Massachusetts Attorney General's Office as Chief of the Environmental Protection Division beginning in 2012 and was named Chief of AG Healey's newly formed Energy and Environment Bureau in 2015. Hoffer oversaw the work of the Bureau's attorneys on matters including prosecuting civil and criminal enforcement of environmental laws, proceedings before the DPU, energy policy, and defensive cases. She led the Office's litigation against ExxonMobil for deceiving Massachusetts investors and consumers about the risk climate change poses to Exxon's business and global financial markets, and the impacts of its fossil fuel products on climate change.



Morning Concurrent Panels

10 AM - 11:15 AM

1) Modular Momentum: Positioning Massachusetts as a Leader in Housing Innovation | America Center

Massachusetts has a unique opportunity to lead the nation in modular housing innovation. This panel will explore the economic development potential of positioning the state as a hub for modular construction—from job creation and supply chain growth to housing production at scale. Panelists will discuss real-world examples, the broader economic implications, and how we can integrate modular into the Commonwealth's economic development strategy. What will it take to create the environment for this vision to become reality?

Moderator: Glynn Lloyd, Executive Director, Nectar Community Investments



Glynn has been an innovator in transformative urban economic development for more than 30 years. As Nectar's Executive Director, he leads efforts to invest in small businesses and create innovative residential programs that advance environmental justice and stable housing. Glynn also serves on the Commonwealth of Massachusetts Economic Development Planning Council, which is responsible for crafting a strategic plan to guide Massachusetts economic development policy over the next four years, and the Energy Transformation Advisory Board, which helps guide and advise the work of the Massachusetts Office of Energy Transformation. Prior to this role, Glynn was the founding Executive Director of the Foundation for Business Equity (FBE), one of Nectar's legacy organizations. There, he oversaw Nectar's unique approach to truly scaling up local enterprises facing persistent barriers to growth.

Vikas Enti, Co-Founder and CEO, Reframe Systems



Vikas Enti is the Co-Founder and CEO of Reframe Systems. Vikas founded Reframe Systems to build attainable net-zero carbon homes using modular components and automated micro factories. Vikas started Reframe alongside Felipe Polido and Aaron Small after over 11 years at Amazon Robotics where he was the Head of Systems and Products. While at Amazon, Vikas led a 150+ person global team to deliver three new product lines and scale four existing products across 100+ installations.

Keith Fairey, President and CEO, Way Finders



Keith Fairey joined Way Finders in July 2020. Fairey most recently served as senior vice president at Enterprise Community Partners, a national nonprofit that brings together leaders in policy and investment to advance affordable housing development. In this national role—which drew upon his experience in community and organizational development, real estate finance, and strategic planning—he led 11 regional market teams. Prior to joining Enterprise, Fairey was chief operating officer of the Mount Hope Housing Company in the Bronx, where he rebuilt the organization’s real estate development capacity. Fairey previously served as assistant director of Community Pride, a program of the Harlem Children’s Zone. Fairey earned a Master of Public Administration with a concentration in public finance and financial management from New York University’s Robert F. Wagner Graduate School of Public Service and a Bachelor of Arts in history education from the University of Delaware.

Lizzie Weyant, Executive Director, Metropolitan Area Planning Council



In August 2025, Lizzi Weyant was unanimously appointed as Executive Director by the MAPC Executive Committee. She served as the Acting Executive Director from June 2025 to August 2025. As Executive Director, Ms. Weyant leads the 130-member staff who provide technical and professional support to the 101 cities and towns of the greater Boston Region. She joined MAPC in the spring of 2015 and was promoted to Deputy Executive Director of Public Affairs & Advocacy in 2021, and Deputy Executive Director in 2023. As Deputy Executive Director, she oversaw MAPC’s transportation, clean energy, public health, municipal services, and public affairs work along with MAPC’s subregional program. In her time at MAPC, Ms. Weyant has helped to develop and oversee MAPC’s legislative agenda and the recommendations included in MAPC’s regional plan, MetroCommon2050.

2) Designing for Certainty: Building Local Housing Processes that Work – Brainstorming Session | Baltic/Adams/Parliament

Municipalities play a pivotal role in enabling housing production, but what does an ideal local development process truly look like? This panel will explore how cities and towns can design predictable, transparent systems that empower both communities and developers. We'll examine best practices from municipalities and discuss what steps municipalities and developers can take together to institutionalize these practices. Key questions include: What do developers need to see in local processes and resources? How can policy be used to ensure both community benefit and development feasibility?

Facilitator: Dana LeWinter, Chief of Public and Community Engagement, Massachusetts Housing Partnership (MHP)



Dana LeWinter joined MHP in 2023. She directs MHP's community assistance, data and policy, and public affairs teams. She leads MHP's efforts to expand the supply and affordability of housing in the Commonwealth through research and analysis, legislation and public policy, education and training for local officials and community leaders, and technical assistance supporting local housing development. Most recently she was director of the Municipal Engagement Initiative for Citizens' Housing and Planning Association (CHAPA). Earlier in her career she was executive director of the Massachusetts Community and Banking Council (now the Partnership for Financial Equity), which brings together banks and community leaders to increase the availability of credit and financial services in low- and moderate-income communities and communities of color in the Commonwealth.

Neil Angus, FAICP CEP, LFA, LEED AP, Director, Devens Enterprise Commission



Neil Angus is the Director of the Devens Enterprise Commission, overseeing the planning and sustainable redevelopment of Devens, a former military base located in North Central Massachusetts that operates as one of North America's premiere eco-industrial parks. Neil specializes in green building and green infrastructure and is a Fellow and Certified Environmental Planner with the American Institute of Certified Planners and a US Green Building Council LEED Accredited Professional.

Kenan Bigby, President, BLD Properties, LLC



Kenan is the Founder & Principal of BLD Properties LLC, a real estate development firm specializing in multi-family housing, with a primary focus on affordable, workforce, and mixed-income projects. Founded in 2025, the company leverages Kenan's more than 23 years of industry leading experience to create high-quality housing that addresses the needs of diverse communities while championing sustainability and equity. Prior to forming BLD Properties, Kenan served as Managing Director for Trinity Financial, Inc., personally overseeing more than \$1 billion in development for the company, resulting in the creation of more than 2,500 units of housing. His leadership led to the successful completion of numerous award-winning projects including but not limited to Newport Heights in Newport, RI recipient of "Builder of the Year" recognition from Energy Star Homes and a finalist for "Best Family Project" from Affordable Housing Finance Magazine, Trinity Terrace in Dorchester, MA recipient of the HUD HOME "Door Knocker Award," and more.

Jenny Raitt, Executive Director, Northern Middlesex Council of Governments (NMCOG)



Jenny Raitt is the Executive Director of the Northern Middlesex Council of Governments (NMCOG), where she directs the agency's work across a wide range of policy and service areas and leads engagement with elected and appointed officials at the federal, state, and local levels. Prior to joining NMCOG in 2022, Jenny served as Director of Planning and Community Development for the Town of Arlington. She has held numerous leadership positions over her nearly 30-year career, supporting local and regional organizations in housing, community development, and urban planning. From 2008 to 2016, she was also an adjunct professor in Boston University's Graduate Program in City Planning and Urban Affairs. Jenny represents NMCOG on the Lowell Development and Financial Corporation, Governor Maura Healey's Embodied Carbon Intergovernmental Coordinating Council (ECICC), and Governor Healey's Unlocking Housing Production Commission.

Roberta Rubin, Director of Housing Development and Preservation, Community Economic Development Assistance Corporation (CEDAC)



Roberta has served as the Director of Housing Development and Preservation at CEDAC since July, 2024. In this role, she leads CEDAC's early-stage project financing and technical assistance programs and manages CEDAC's policy work relating to development and preservation of affordable housing. She also serves on the Commonwealth's Extremely Low Income Housing Commission. Prior to joining CEDAC, she served as Chief Counsel at the Massachusetts Executive Office of Housing and Livable Communities (EOHLC, formerly the Department of Housing and Community Development (DHCD) from 2015 to mid-2024, supporting a wide range of agency initiatives relating to land use reform, housing development and preservation. During her time at EOHLC/DHCD, Roberta also co-chaired the Steering Committee for the Commonwealth's 2018 "Olmstead Plan" and co-authored an article on "Affordable Housing and Resident Health." Prior to EOHLC, she was a partner at Klein Hornig, LLP, and served as Deputy General Counsel at The Community Builders, Inc.

3) Land Reimagined: Rezoning, Infill, and the Future of Affordable Housing in Massachusetts | Independence A&B

Massachusetts faces a land use opportunity—and a challenge. This panel will explore how smart rezoning, infill development, and strategic land reuse can dramatically increase housing capacity across the Commonwealth. From transforming vacant parcels to repurposing state-owned land for residential use, panelists will dive into the tools and policies that can unlock new housing opportunities. What bold steps can the state and municipalities take to align land use with our housing goals?

Moderator: F. Marie Morisset, Principal, Boston Communities



F. Marie Morisset is a real estate developer, owner, operator and entrepreneur with a passion for housing innovation and an unwavering commitment to community. Marie's professional experience further expands 20 years across financial services, management consulting, health care, and information technology. As Founding Partner of Morisset Real Estate and Principal at Boston Communities, Marie oversees all aspects of the development life cycle including acquisition, financing and closing large mixed-income multifamily rental and ownership communities. Currently, Marie is managing one of the largest home ownership development projects in Boston. Marie is a Haitian-born native American who moved to Massachusetts with her family in pursuit of a better life and education.

Michael Bobbitt, Executive Director, Mass Cultural Council



Michael J. Bobbitt, MBA is a distinguished theater artist. As the Executive Director of Mass Cultural Council, he is the highest-ranking public official in Massachusetts state government focused on arts and culture. Since 2021, he has led the Agency through several initiatives, including the development of its first Racial Equity Plan, d/Deaf & Disability Equity and Access Plan, and Native American & Indigenous Peoples Equity Plan; the launch of the

nation's first statewide Social Prescribing Initiative; the securing and distribution of \$60.1 million in pandemic relief funding; and the design and implementation of a strategic plan for fiscal years 2024-2026. He has been appointed by Governor Maura Healey to serve on the Governor's Advisory Council on Black Empowerment, the Statewide K-12 Graduation Council, the Mass STEM Advisory Council, and the Massachusetts Cultural Policy Development Advisory Council.

Katie Everett, Executive Director, The Lynch Foundation



Katie Everett is the Executive Director of the Lynch Foundation. She joined in 1997 and was the first staff person hired for the foundation. Thus, Katie has seen the Foundation grow from \$40 million to \$150 million. She has overseen the investment of nearly \$200 million in support of over 375 social change organizations, including some

of the earliest seed investments in Teach for America, Partners in Health, and the Posse Foundation. A leader in education philanthropy, Katie has guided The Lynch Foundation through several nationally recognized investments in urban school systems. Katie led the establishment of The Lynch Leadership Academy, a national model for building world-class urban school leaders. She also was a leader in The Lynch Early Education Initiative, an effort that serves over 110 early childhood classrooms in Boston's Catholic schools and the Boston Schoolyards Initiative.

Abi Vladeck, Acting Deputy Commissioner, Office of Real Estate Management Division of Capital Asset Management & Maintenance (DCAMM)



Abi is the Acting Deputy Commissioner of Real Estate, overseeing DCAMM's leasing, transaction management, interior planning, and public-private development teams. She has an extensive background in public sector asset management, and has been a trusted advisor to elected and appointed officials on questions of economic development, real estate development, public finance, and how best to leverage private investment for public good. Abi started with DCAMM in 2018 as a Senior Project Manager, leading complex redevelopment projects on state-owned sites. Prior to DCAMM she was the Program Director for Real Estate Assets in Governor Charlie Baker's office, where she oversaw the Open for Business program to make better use of state-owned property.

Matt Walsh, Senior Policy Manager, Executive Office of Housing and Livable Communities (HLC)



Matt Walsh is a Senior Policy Manager at the Executive Office of Housing and Livable Communities (HLC) where he works to implement the Affordable Homes Act and achieve housing abundance in the Commonwealth through initiatives like State Land for Homes and the Seasonal Communities Designation. Prior to joining HLC, Matt worked as a Government Affairs Policy Analyst at the Metropolitan Area Planning Council (MAPC) and as Legislative Director to Representative Steve Ultrino in the Massachusetts House of Representatives. Matt is a proud Amherst College alumnus and is currently pursuing his J.D. in the evening division at Suffolk University Law School.

John Yazwinski, President & CEO, Father Bill's & MainSpring



John Yazwinski's road to becoming one of the region's thought leaders in addressing homelessness started on the front lines nearly three decades ago, when he served as an intern for the Quincy Interfaith Sheltering Coalition (Father Bill's Place). After graduating from Bentley College with a Bachelor's Degree in Marketing, John worked as a case manager for the Quincy shelter between 1996 and 1998, providing stabilization and crisis-intervention services to residents in need. From 1998 to 1999, he served as the agency's Director of Housing Services, overseeing state and federal housing programs, supervising and training housing-search specialists, and implementing a consumer advisory board. John, whose professional and personal growth came under the tutelage of shelter founder Father Bill McCarthy, was named Executive Director of Father Bill's Place in 1999.

4) Building Green in Lean Times: Advancing Climate Goals in Affordable Housing | American North

With federal climate funding facing significant cuts, how can Massachusetts continue to align affordable housing production and preservation with ambitious climate goals? This panel will explore practical strategies for achieving high-performance new construction, advancing toward Passive House standards, and retrofitting existing affordable housing, all within the limits of current state resources. Panelists will highlight innovative financing tools, design approaches, and partnerships that make sustainable, cost-effective housing possible, ensuring that affordability and climate resilience remain central to housing efforts despite fiscal constraints.

Moderator: Emily Jones, Deputy Director, LISC Massachusetts



Emily Jones serves as the Deputy Director for LISC Massachusetts. In this role, Emily oversees Green Homes + Green Jobs program work, leads ongoing policy and advocacy efforts, and supports organizational operations related to resource development and data management. Before joining LISC in 2016, Emily was Director of Partnerships for Union Capital, a nonprofit that transforms social capital into opportunity. Emily has also served as a Peace Corps Volunteer in Togo, and worked and served as an AmeriCorps Member with City Year in Boston. Emily holds a bachelor's degree in geography and master's degree in public policy.

Lauren Baumann, Director of Sustainability and Climate Initiatives, Massachusetts Housing Partnership (MHP)



Lauren Baumann joined MHP in 2024. She provides leadership and oversight of climate-related housing initiatives. She represents MHP's climate vision at the state level and positions MHP to best serve its borrowers with technical and financial resources for climate-ready work. Until 2022, she was vice president at New Ecology, a Boston-based, nonprofit building science firm focused on sustainable community development and affordable housing.

In her 17 years there, she led teams providing consulting services to affordable housing owners and developers—including many MHP borrowers—innovated new services and acted as a technical advisor for local municipalities, the state of Massachusetts and national organizations.

Dr. Kenzie Bok, Administrator & CEO, Boston Housing Authority



Kenzie Bok has led the Boston Housing Authority (BHA) since her appointment by Mayor Michelle Wu in August 2023. Under her leadership, the BHA is focused on aggressive goals to go fossil-fuel-free, preserve and increase its total supply of deeply affordable units, and develop greater housing density on public land. The BHA is also a leader in economic mobility programs for residents.

Bok previously served two terms as Boston City Councilor for District 8, chairing the committees on Ways & Means, PILOT, Boston's Covid-19 Recovery, and City Services & Innovation Technology.

Courtney Koslow, Vice President, Development, Beacon Communities



Courtney Koslow is a Senior Development Director at Beacon Communities with a passion for applying regenerative principles to affordable housing development in ways that positively transform neighborhoods, the local economy and people while contributing to the reversal of climate change and the increase of local resiliency.

She has put that passion to work at Beacon Communities since 2012 where she is responsible for managing and overseeing the affordable and mixed-income housing development process including acquisition, financing, permitting, design, closing, construction and lease-up. She has worked on projects with a wide mix of financing types, ranging in size from 45 units to 1000 units, and including new construction, preservation and adaptive reuse.

Caitlin Robillard, Director of Real Estate Development, Allston Brighton Community Development Corporation



Caitlin Robillard (she/her) is the Director of Real Estate Development at Allston Brighton Community Development Corporation (ABCDC), a community-based nonprofit that strives to create a vibrant neighborhood where people of many incomes, races, and genders can live and work. As head of the real estate department, Caitlin is responsible for preserving and upgrading a portfolio of 553

affordable rental units. Over the course of her 6 years at ABCDC, Caitlin has secured over \$16M in climate-related funds to support green renovations within the organization's affordable housing portfolio. To date, ABCDC has completed two Deep Energy Retrofit projects and has three more in the pipeline. Combined, these five decarbonization projects will result in an average energy usage reduction of 64%.

Maggie Super Church, Director of Policies and Programs, Massachusetts Community Climate Bank



Maggie Super Church is Director of Policies and Programs for the Massachusetts Community Climate Bank (MCCB). In this role, she is responsible for leading the development and implementation of financing solutions for single-family and multi-family housing that advance the Commonwealth's building sector decarbonization goals. Prior to joining MCCB, Maggie was a Visiting Scholar at

the Federal Reserve Bank of New York where she contributed to a forthcoming book on climate and community development co-published by LISC and Enterprise Community Partners. She previously served as Vice President for Healthy and Resilient Communities at the Conservation Law Foundation and co-led the creation of multi-investor funds for healthy neighborhoods in partnership with the Massachusetts Housing Investment Corporation.

Dave Traggorth, Principal, Causeway Development



Dave leads the work on acquisition opportunities, permitting, and construction. Dave moved to Boston in 2008. As a Director of Development for Mitchell Properties, he oversaw the development activities and managed the firm's advisory work until 2012, when he started Traggorth Companies LLC to continue developing high-quality mixed-income and mixed-use projects in urban environments.

In 2022, Traggorth Companies became Causeway Development. He graduated from Furman University in Greenville, South Carolina, and earned his Master's in Urban Planning and Community Development at the University of Maryland School of Architecture.

Joel Wool, Deputy Administrator for Sustainability & Capital Transformation, Boston Housing Authority



Joel Wool is an affordable housing and energy professional with experience in local, state and federal policy and program implementation. He currently serves as Deputy Administrator for Sustainability and Capital Transformation for the Boston Housing Authority, where he is responsible for overseeing the BHA's plans for capital improvement of nearly 10,000 units of public housing.

Prior to his role at the BHA, Joel worked for the City of Boston and for both local and national environmental organizations. He holds a Masters in Urban and Environmental Policy and Planning from Tufts University.



Lunch Panel

11:30 AM - 12:45 PM | Ballroom

Meeting the State's Goals: Responsive Capital for Housing Development

This panel explores how investors evaluate affordable housing deals and what it takes to move projects across the finish line. Speakers will share how they assess risk, return, and community impact, identify common barriers to financing, and highlight emerging tools that make deals work. Developers will leave with actionable insights to strengthen proposals, navigate investor expectations, and structure projects for greater financial and community impact to meet the state's housing goals.

Moderator: Colin Higgins, Executive Director, National Housing Crisis Task Force



Colin Higgins is Executive Director of the National Housing Crisis Task Force. Colin has a track record of impact across federal, state, and local levels of policymaking. He most recently worked at the Massachusetts Executive Office of Housing and Livable Communities, where he spearheaded the state's response to the recent homelessness and immigration crisis, developing and

implementing sweeping reforms to the state's troubled shelter system that allowed for thousands more families to be housed and set the system on a path to fiscal and operational sustainability. Previously, he served in the Biden Administration as a Senior Advisor for Policy to HUD Deputy Secretary Adrienne Todman.

Tony Bertoldi, Chief Executive Officer, CREA, LLC



Tony Bertoldi stepped into the role of CEO effective January 1, 2025.

Tony joined CREA in 2009 as head of syndications and investor relations. In that role, Tony was responsible for overseeing the marketing, formation and closing of all investment funds. As Co-President, effective August of 2020, Tony oversaw syndications, portfolio management and credit & underwriting departments. With nearly 30 years of experience in LIHTC, Tony's leadership as CEO is

strengthened by his first-hand expertise and insight. Tony is actively involved in various industry organizations, serving on the board and executive committee for the Affordable Housing Tax Credit Coalition, as well as sitting on the board of CREA Foundation, Inc. He is also a member of the National Housing Crisis Task Force and frequently speaks at industry events.

Adam Galowitz, Managing Director, State Street



Adam Galowitz is Managing Director of State Street's Tax Advantaged Investment group where he has engaged in transactions totaling over ~\$2.2B including over 120 investments comprised of over 98 LIHTC and 7 Preservation funds in both primary and secondary market formats. Transactions have been pursued for both economic and CRA-motivation. While primarily nationwide (over 47 states), he has overseen state credit purchase transactions in MA (including Low

Income Housing, Historic, Brownfields, and Film). His affordable housing finance experience includes acquisitions, asset and portfolio management, syndications, dispositions and workouts. Prior to State Street, he founded Hesper RE Advisors, a private consulting firm providing services for mixed-use redevelopments, multifamily properties and institutional portfolio managers.

Chrystal Kornegay, Chief Executive Officer, MassHousing



Chrystal Kornegay is a mission-driven problem solver whose career is defined by repositioning organizations for growth. Her data-informed, laser focus on outcomes has led to increases in state investments in affordable housing and the launch of nationally recognized programs to advance mixed-income housing, climate resilience and homeownership. For nearly two decades, Chrystal has held senior positions in the nonprofit and government sectors, using

transactions to drive change. Under her leadership, MassHousing has grown to serve exponentially more people, and secured over \$500M in government funds to expand housing production and preservation. More than one-fourth of the dollars that MassHousing has lent in the past five decades have been delivered during Chrystal's tenure.

Moddie Turay, President & CEO, Massachusetts Housing Investment Corporation (MHIC)



Moddie Turay is a nationally recognized leader in community development, affordable housing, and economic development, with over 25 years of experience in both public and private sectors. As President and CEO of MHIC, he oversees more than \$1.44 billion in assets and directs initiatives that invest approximately \$200 million annually in transformative development across New England.

Previously, Moddie founded City Growth Partners in Detroit and served as Executive Vice President at the Detroit Economic Growth Corporation, leading over \$2 billion in development initiatives.

Afternoon Concurrent Panels

1 PM - 2 PM

1) Modular Revolution: Scaling Affordable Housing Production in New England | America Center

Modular construction is transforming how we deliver affordable housing—but how do we move from talk to action? This panel dives into real-world case studies of developments that have successfully used volumetric modular construction to scale production across New England. Panelists will share lessons learned, strategies for integrating modular into projects, and how their teams overcame inertia to build smarter, faster, and more affordably.

Moderator: Kendra Halliwell, AIA, LEED AP, Associate Principal, Design Team Leader, ICON Architecture



Kendra is a visionary leader at ICON Architecture, known for her inclusive approach and ability to align client ambitions with team strengths and community aspirations. She excels in synthesizing big-picture vision with intricate details, particularly in housing, artist live-work spaces, and modular construction. Kendra describes her role as “gathering information, finding balance, and creating something greater than the sum of its parts.” Her approachable demeanor fosters collaboration and shared learning, inspiring design excellence while nurturing ICON’s next generation of architects. Dedicated to thoughtful, community-centered architecture, she ensures project concepts remain true from inception to completion.

Paige Roosa, Director of the Mayor’s Housing Innovation Lab, City of Boston



Paige Roosa is the Director of the Mayor’s Housing Innovation Lab, the City’s space to test new approaches to housing policy and design to accelerate housing production and achieve affordability for all Bostonians. Having developed a strong connection to Boston’s North End as a young person before moving to the Boston suburbs, Paige is passionate about the ways in which land use regulation and housing policies influence access to economic opportunity, quality of life, and health outcomes. Prior to joining the Housing Innovation Lab, Paige spearheaded the creation of a new housing stability department in Richmond, California, following passage of the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance by a majority of Richmond voters in 2016, and later served as a Senior Development Review Planner for the Santa Barbara County Planning and Development Department.

Beverly Craig, LEED AP, Program Director, High Performance Buildings, Massachusetts Clean Energy Center



Bev Craig, LEED AP is a Program Director on the Buildings Team at the Massachusetts Clean Energy Center (MassCEC). Her work includes the ADU Accelerator, Mass Timber Accelerator and initiatives to reduce the upfront carbon from building materials and passive building education. She previously worked on energy efficiency and renewable installation at Homeowner's Rehab (HRI) and holds a BA in International Relations from the University of Southern California and MPP from Harvard's Kennedy School of Government.

Cory Mian, Senior Vice President, Real Estate Development, Preservation of Affordable Housing (POAH)



Cory Mian is POAH's Senior Vice President for Real Estate Development, responsible for managing POAH's development staff of project managers, overseeing the work of the development team, and leading POAH's most complicated acquisition and redevelopment executions. She coordinates project staffing, informs key decisions on POAH's real estate transactions, leads training and system development for the department, and serves as a subject matter expert for staff performing predevelopment assessments, financial and programmatic structuring, and project oversight. Cory possesses a broad knowledge of complex deal structuring and layered finance, and has employed most of the available federal, state, local, private and tax credit equity resources and programs to underwrite affordable multi-family housing preservation since joining POAH as a Project Manager in 2005.

Dan Ricardelli, AIA, LEED AP, BD+C, Senior Associate, Stantec



Dan Ricardelli is an Architect and Senior Associate at Stantec with more than 15 years of experience designing multifamily communities across Massachusetts. His portfolio spans both market-rate and affordable housing, including the design of over 3,000 built units throughout the Boston area. Dan's work is driven by a commitment to addressing the state's growing housing crisis, and he continually seeks innovative, equitable design strategies that expand access to quality housing for all.

2) Tapping Into Potential: Infrastructure Solutions for Housing Development | Independence A&B

A lack of water and wastewater infrastructure remains one of the most significant—and solvable—barriers to housing production in Massachusetts. This panel will explore key recommendations from the state's Unlocking Housing Production report, including innovative financing mechanisms, private system subsidies, and developer-led sewer extensions. Panelists will discuss how to align environmental standards with smart growth and explore bold new funding models that can unlock stalled developments. Join us for a practical conversation about how Massachusetts can modernize infrastructure policy to enable both housing growth and environmental stewardship.

Moderator: Clark Ziegler, Executive Director, Massachusetts Housing Partnership (MHP)



Clark Ziegler is Executive Director of the Massachusetts Housing Partnership, a quasi-public state agency that finances affordable rental housing, provides mortgage financing for first-time home buyers, provides technical assistance for housing and neighborhood development, and is a major contributor to state housing policy. He has been with MHP since its inception in 1985 and has been chief executive since 1990. During his tenure MHP has delivered financing or technical assistance in nearly every city and town in the Commonwealth, including financing for more than 33,500 affordable rental housing units and more than 25,700 affordable homes for low-income first-time buyers. In total MHP has delivered \$6.5 billion in below-market financing either directly or through participating banks.

Ed Marsteiner, President, Partner, National Development



Ed plays a leadership role in the firm's development activities and serves on its investment committee. With a diverse background in engineering, development and real estate private equity investment, Ed's experiences have ranged from the rezoning, permitting and financing of complex mixed-use development projects to the acquisition and disposition of a variety of product types throughout the eastern half of the United States. Ed considers the many successful joint ventures that have resulted in lasting personal friendships to be his greatest career accomplishment.

Gary Moran, Deputy Commissioner, Massachusetts Department of Environmental Protection (MassDEP)



Gary Moran serves as Deputy Commissioner for Operations and Environmental Compliance at the Massachusetts Department of Environmental Protection (MassDEP). In this role, Gary oversees statewide compliance and enforcement activities, as well as the operations of MassDEP's four regional offices. His responsibilities include managing permitting, emergency response, site cleanup, and field activities that protect public health and the environment across the Commonwealth.

Robert Zimmerman, Lecturer, Harvard University, Graduate School of Design



Bob Zimmerman cofounded an academy for winter athletes early in his career. He served the school as an English teacher, coach, and headmaster for 12 years. He then became Executive Director of the Charles River Watershed Association. Over nearly 30 years, he expanded the focus of the organization to include scientific research and analysis, ecosystem restoration, land and water regulation reform, and restorative technology development. Since retiring from CRWA in 2018, he has been consulting on environmental restoration efforts around the country, and in 2021, he became a lecturer in ecological restoration at the Harvard University Graduate School of Design.



3) Building with Mass Timber: A Sustainable Path for Housing | America North

As Massachusetts works toward its ambitious housing and climate goals, innovative construction methods are essential. Mass timber offers a sustainable, cost-effective alternative to traditional concrete and steel. This panel will explore how mass timber can accelerate housing production, reduce carbon emissions, and enhance building performance. Panelists, including developers, engineers, code experts, and manufacturers, will share insights on the benefits, challenges, and future potential of mass timber in advancing the state's housing priorities.

Moderator: Jason Korb, Principal, Capstone Communities



Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of \$100,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton, Brockton and Bridgewater Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood, assembling three parcels and converting three single family homes (including moving one of the houses) into 40, 100% affordable family apartments in Porter Square, Cambridge, and more.

Patrick Duffy, PE, Regional Director, New England, WoodWorks – Wood Products Council



Patrick is a licensed Professional Engineer in Maine. He began his engineering career working on the design of light-frame and panelized light-frame wood construction on residential, commercial, and memory care facilities in New England and throughout the southeast. Most recently, he has gained architecture and engineering design experience on government contracts for facilities across the northeast, including projects in Rhode Island, Pennsylvania, New Hampshire, and Maine. Patrick aims to share his passion for wood design with project teams and owners, helping to bridge knowledge gaps and turn the desire to build with mass timber into a reality.

Monte French, Founder & Principal, Monte French Design Studio



Monte has over 20 years of design and management experience on projects ranging from small adaptive reuse to international competitions. Through each project Monte focuses on exceeding client expectations, developing aesthetically purposeful designs, community-based interaction, and creating thoughtful building

systems through critical thinking of each element. Monte has been a Boston area native throughout his 20 years of architectural engagement; and brings nuanced experience in tackling the challenges of executing projects in urban contexts and navigating the complexities of municipal and civic processes.

Joseph Igoe, Project Manager, Code Red Consultants, LLC



Joe enjoys assisting owners, architects, and contractors with developing an overall fire protection and life safety approach that optimizes building design to mitigate risk and loss of life and property. With that goal in mind, he specializes in third-party review of active and passive fire protection systems, including sprinkler and fire alarm/detection system designs and inspection of firestop and fire-resistant joint systems.

Ray Kettner, Senior Associate, Architecture, Stantec



Working with the Stantec team in Boston, Ray is a senior associate and architect. He leads the design, coordination, and construction execution of large, complex architectural projects.

With an undergraduate degree in fine arts (sculpture) and half a decade in construction (carpentry, cabinetmaking, and project management), Ray's experience prior to architecture ranged from

abstract conceptual thought to hands-on execution. In his position, he often serves as a project manager leading large, complex architectural project clients, budgets, and teams, or as a technical architect, designing, creating and documenting complex ideas into models, drawings, and details.

Nick Nigro, Senior Project Manager, Leggat McCall Properties LLC



As a Senior Project Manager, Nick's responsibilities include acting as the day-to-day project manager on complex design and construction projects for both clients and LMP's principal portfolio.

With 12+ years of real estate experience, he has worked on academic, residential, infrastructure, and commercial projects and is a LEED Accredited Professional. Nick is currently working on the

2,699 unit Bunker Hill Housing Redevelopment in Charlestown. Prior

to joining Leggat McCall Properties, Nick was a Virtual Design and Construction Manager for Suffolk Construction where he was the national manager for their virtual construction department.

Alex Yoon, CPHC, Director of Design, Monte French Design Studio



Alex is Director of Design at MFDS. He earned his Master in Architecture I from Harvard University GSD and his BA in Architecture from the University of Florida, summa cum laude. Prior to joining MFDS, he was an Associate for six years at Peter Rose + Partners, where he was intimately involved in projects ranging from high-end residential to master plans. Alex brings over 13 years

of hands-on entitlement, design, documentation, and construction experience to MFDS - and as such provides a thoughtful, holistic approach to the visioning, implementation, and execution of projects.

Closing Plenary

2:30 PM - 3:30 PM | Ballroom

Building the Pipeline: Training the Next Generation of Skilled Workers

With an aging construction workforce and growing housing demand, the need to train and empower the next generation of skilled workers has never been more urgent. This panel will focus on building strong, inclusive workforce systems, especially for builders of color. Panelists will explore strategies to create accessible pathways into the trades, strengthen training infrastructure, and ensure that the future of construction is diverse, local, and ready to meet the moment.

Moderator: André Barbour, Diversity and Inclusion Director, NEI General Contracting



As NEI's Diversity and Inclusion Director, André supports project management, project owners/developers, subcontractors, and other programs and organizations with compliance requirements on each project. André brings a solid foundation in community engagement and workforce development through working in various neighborhoods in Boston while monitoring and overseeing diverse worker and business participation. With 12 years of experience,

André supports NEI's efforts to enhance diverse business and workforce utilization. André's efforts allow NEI to participate more fully in the community and economic development interests of the company's clients and the communities where they do business.

Ben Forman, Research Director, MassINC Policy Center



Ben Forman is the Director of MassINC's Policy Center. He coordinates the development of the organization's research agenda and oversees production of research reports. Ben has authored a number of MassINC publications and he speaks frequently to organizations and media across Massachusetts. With a background in urban revitalization and sustainable growth and development, he

is uniquely suited to the organization's focus on strong communities and economic security. Prior to joining MassINC in 2008, Ben oversaw strategic planning for the District of Columbia Department of Parks and Recreation, a large agency providing critical services to youth and families in neighborhoods throughout the city.

Nate Bae Kupel, MSW, Managing Director of Youth Programs, Just A Start



Nate Bae Kupel is a nonprofit leader and equity advocate dedicated to building community voice and creating pathways to opportunity. As Managing Director of Youth Programs at Just A Start in Cambridge, Massachusetts, Nate leads the YouthBuild program which is focused on transforming lives through education, leadership development, supportive services, and workforce development in one of two pathways (Construction and Retail Entrepreneurship). Construction participants earn industry-recognized credentials and practice their skills through renovating or building affordable housing. Recently, the program launched two new career pathways in Professional A/V and Solar Start, a photovoltaic installation program for young adults.

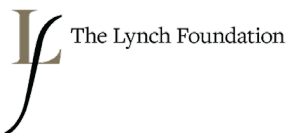
Chrissy Lynch, President, Massachusetts American Federation of Labor and Congress of Industrial Organizations (AFL-CIO)



Chrissy Lynch was unanimously elected as President of the Massachusetts AFL-CIO in October 2023 after previously serving as the Secretary-Treasurer and Chief of Staff of the Massachusetts AFL-CIO, and after spending 15 years running the political and legislative departments of the MA AFL-CIO. She also spent time as Director of Operations for the Greater Boston Building Trades Unions, where she helped run programs that advanced equity, inclusion, and community standards in the construction industry. Before working for organized labor in Massachusetts, she worked on union-led electoral campaigns in California and Massachusetts. Chrissy is a current member of LiUNA Local 22 and former member and steward of OPEIU Local 6.



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