



LAURIE GOULD

Principal, VIVA Consulting

Laurie Gould splits her consulting practice between real estate finance, business and strategic planning for community development organizations, and policy research and teaching on topics related to affordable housing.

Laurie has structured nearly a billion dollars in financing to develop and preserve thousands of affordable units, as well as financing for commercial space and community facilities. She has worked with all types of financing, including Low-Income Housing, Historic and New Markets Tax Credits, bond financing, commercial and FHA-insured debt, and the full range of state and federal grant and soft loan programs. Laurie offers creativity and analytical skill to help developers and owners get the greatest possible value out of available resources. She also brings the communication skills to help decision-makers fully understand the business implications of their financial choices.

Grounded in the operational realities of community development, Laurie works with organizations around the country to develop strategic and business plans that help these groups pursue their goals with clarity and efficiency. Her on-the-ground expertise also informs research on such topics as best practices in affordable homeownership programs and PRI lending to support housing creation and preservation.

BURHAN AZEEM

Councilor and co-chair of the Housing Committee, Cambridge City Council

Burhan Azeem is serving his second term on the Cambridge City Council as the youngest councillor in the City's history. A graduate of MIT, Burhan's primary focuses are on housing affordability, street safety, and universal pre-K. Most recently, Burhan helped pass multifamily housing up to six stories throughout Cambridge, one of the largest and most comprehensive upzonings in the country. In his previous term, Burhan wrote the amendments to remove parking mandates in the city and expanded the 100% Affordable Housing Overlay (AHO).



TIM CIZERWIENSKI

Director of Land Planning, Beals Associates, Inc.

Tim Czerwienski is a planner with more than a decade of public sector planning experience. He most recently served as the Director of Planning and Community Development for the Town of Milton. In that role, Tim initiated the Town's first Open Space and Recreation Plan update in 15 years; led Milton's review of seven 40B comprehensive permit applications, all of which were approved by the Board of Appeals; and spearheaded the Town's development and drafting of MBTA Communities zoning, which went on to be approved by a supermajority at Town Meeting in December 2023. Tim began his planning career in Milton, serving as the Town's first-ever assistant town planner, where he professionalized staffing of the Planning Board and provided expert support to multiple boards and committees.

Prior to his tenure as planning director in Milton, Tim served as a senior project manager in the Development Review Department at the City of Boston Planning Department (then the Boston Planning and Development Agency). There, Tim managed the City's review of large development projects, including the master plan for 10.5 million square feet of development at the Suffolk Downs site in East Boston; 1.76 million square feet of redevelopment at the former Edison Plant in South Boston; and the 34-story mixed-use tower at the Huntington Theater site.

Tim currently serves as the Director of Land Planning at Beals Associates, Inc., a Boston-based firm that has provided site planning, civil engineering, and environmental analysis services since 1990. He lives in Dorchester with his wife, son, and cat Ludo.

MARGARET HURLEY

Senior Counsel for Housing and Municipal Law, Office of the Attorney General

Margaret J. Hurley serves as Senior Counsel for Housing and Municipal Law for the Office of the Attorney General. For sixteen years AAG Hurley served as the Chief of the Attorney General's Central Massachusetts Division and the Director of the Municipal Law Unit. Ms. Hurley is a member of the Massachusetts Bar Foundation Board of Trustees and the Massachusetts IOLTA Committee. Ms. Hurley is a graduate of Boston College and Boston College Law School. She is a resident of Grafton, where she has served on the Planning Board and Town Administrator Screening Committee.



WHITNEY DEMETRIUS

Director of Fair Housing, Executive Office of Housing & Livable Communities

Whitney Demetrius is the Director of Fair Housing for the State's inaugural Office of Fair Housing at the Executive Office of Housing and Livable Communities (EOHLC).

EOHLC's Office of Fair Housing was established by the Healey-Driscoll Administration's Affordable Homes Act to support fair housing initiatives, including enforcement, testing, outreach and education, as well as to collaborate with other state agencies to advance fair housing policies and programs.

For more than a decade Whitney has worked in fair housing and previously served as the Director of Fair Housing and Municipal Engagement at Citizens' Housing & Planning Association (CHAPA), as the Deputy Director of the Fair Housing Center of Greater Boston, and currently serves on the board of Metro Housing Boston and the Codman Square Neighborhood Development Corporation.

Whitney is passionate about housing justice and is committed to working to eliminate housing discrimination and promote open and welcoming communities for all.

In 2023 she was recognized with the Metro Housing Boston 'Rising Star' Housing Champion award for her passion and commitment to housing.

ANDREA JOY CAMPBELL

45th Attorney General of the Commonwealth of Massachusetts

Andrea Joy Campbell is the 45th Attorney General of the Commonwealth of Massachusetts, pledging to build economic prosperity and stability for all residents, prioritize the mental health and well-being of children, stop cycles of incarceration and violence and ensure the people across the state have access to the AG's Office regardless of their zip code, language or ability.

Andrea grew up in Roxbury and graduated from Boston Latin School and then worked her way through college with the help of grants and student loans, graduating from Princeton University and UCLA Law School.

After earning her law degree, she worked as a legal services attorney for the EdLaw project, defending the rights of children and their families — particularly those with disabilities. Andrea also practiced law at Proskauer LLP as an employment attorney, and ultimately left



to serve the public as General Counsel at the Metropolitan Area Planning Commission, working across 101 cities and towns to address regional challenges like health care access, transportation, affordable housing, and climate change. Andrea served as legal counsel to Governor Deval Patrick, working to improve our education and transportation systems and move forward an agenda of equity across the state.

In 2015, Andrea successfully ran for the Boston City Council becoming the first woman to represent District 4 on the Council. Her first piece of legislation was the Community Preservation Act, which still generates over \$20 million annually for new affordable housing, historical preservation, and parks and open space. In 2018, she was unanimously elected City Council President – the first Black woman to hold the title.

ANDREW DEFranza

Executive Director, Harborlight Homes

Andrew DeFranza has served as the Executive Director of Harborlight Homes since 2007. Harborlight develops, manages, and advocates for high quality, service-enriched affordable homes for essential workers, fixed-income elderly, disabled individuals, and those who struggle with homelessness. Harborlight's mission is to collaborate with communities to cultivate just, equitable and sustainable housing opportunities. The current housing portfolio encompasses 500 units, providing homes for over 700 people on the North Shore. Harborlight currently has over 300 units in its real estate active development pipeline across the region.

Under Andrew's leadership, Harborlight Homes has grown dramatically, a result of the merger of 7 smaller affordable housing organizations to create the nonprofit development and management organization (until recently known as Harborlight Community Partners). Today, Harborlight has a robust project development pipeline that is slated to more than double its housing portfolio in the next 5 years. Harborlight is currently in 12 communities north of Boston: Lynn, Marblehead, Salem, Peabody, Beverly, Hamilton, Wenham, Ipswich, Saugus, Rowley, Gloucester and Rockport.

Under the outstanding and creative leadership of Andrew, Harborlight has transformed from a grass-roots effort into the most respected affordable housing developer North of Boston, garnering admiration statewide. In 2023, Andrew DeFranza was commencement speaker and bestowed Doctor of Human Letters from Lasell University. In 2021, Harborlight was named Nonprofit of the Year by the Boston Real Estate Times. Other achievements include: 2020, Andrew DeFranza named Businessperson of the Year by the



Greater Beverly Chamber of Commerce; 2019 recognized as a Distinguished Leader from the North Shore Chamber of Commerce; he received the Community Service Award from CHAPA, and the Peter J. Gomes Service Award from Congressman Seth Moulton for commitment to affordable housing. HCP has been honored by SeniorCare, the Women's Institute for Housing and Economic Development and named a “Housing Hero” by Mass Housing Partnership, North Shore Realtors Association, and MA Housing Investment Corporation.

Andrew is married with five children. He has been in nonprofit leadership roles for over 25 years, in both New England and the Midwest. Prior to leading Harborlight, Andrew was the Executive Director of Guest House, an organization serving the homeless in Milwaukee. He holds an M.A. in Theology (Social Ethics) and an M.A. in Community Economic Development.

ANGELA BOTTO

Assistant Project Manager, Bohler Engineering

Angela Botto, an Assistant Project Manager at Bohler’s Boston office and a Clemson University graduate, brings nearly a decade of land development experience. As part of Bohler’s Civil team, her work includes site layout and design, permitting, and coordination with municipalities and development teams to ensure projects move forward efficiently and effectively.

Angela focuses primarily on multi-family developments across Massachusetts, with a strong emphasis on affordable housing. She brings a collaborative approach and strong technical knowledge to navigating complex regulatory environments and unlocking challenging sites. Building on this foundation, Angela has supported the Massachusetts Housing Partnership (MHP) on a range of initiatives. She has helped prepare over 20 due diligence and concept packages to assess site feasibility for MHP-supported affordable housing projects—both new construction and redevelopment. She has also served as a technical consultant to nine municipalities implementing MBTA Communities (Section 3A) zoning. Angela guides clients seamlessly from early feasibility through construction, with a consistent focus on community impact and practical, forward-thinking solutions. Her work is helping to shape a more inclusive and accessible housing landscape across the Commonwealth.

**STEVE TEASEDALE**

Executive Director, Main South Community Development Corporation

Steve Tesadale has been the Executive Director of the Main South Community Development Corporation in Worcester since 1988. He continues to guide the Main South CDC through numerous rehabilitation projects, the creation of first-time homeownership opportunities, and the leasing of commercial space to small businesses throughout the Main South neighborhood.

JENNIFER HAPGOOD

Executive Director, Gloucester Housing Authority

Jennifer Hapgood is the Executive Director at the Gloucester Housing Authority. She brings extensive experience in policy formulation, program evaluation, and staff supervision to ensure the effective administration of all housing authority operations. She previously worked as the Assistant Executive Director and assisted in the development and implementation of policies and programs that aligned with the organization's mission and goals.

Jennifer holds a Master's degree in Student Development in Higher Education from the University of Maine and a Certificate of Advanced Study in Educational Administration and Policy from the State University of New York at Albany. Additionally, I have certifications in Massachusetts Public Housing Administration, Housing Choice Voucher Specialist, and NSPIRE for Public Housing from reputable organizations.

BENJAMIN BRYANT

Director of Policy Implementation, EOHLC

Ben Bryant is the Director of Policy Implementation at EOHLC. In his role, Ben oversees the implementation of the Affordable Homes Act and supports various strategic initiatives, including Governor Healey's Unlocking Housing Production Commission, HLC's Statewide Housing Plan, and several commissions created via the Affordable Homes Act. Prior to his time at HLC, Ben worked as an Associate at Boston Consulting Group where he worked on Public Sector, MedTech, and Industrial Goods projects. Ben currently lives in the West End neighborhood of Boston and is an avid Boston sports and Chelsea FC fan.

**CLAIRE MOREHOUSE**

ADU Coordinator, EOHLC

Claire Morehouse oversees the implementation of Massachusetts' new Accessory Dwelling Unit (ADU) law under the Affordable Homes Act as ADU Coordinator for the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), providing technical assistance, training, and outreach to municipal officials, developers, and other stakeholders to support statewide housing efforts. Previously, she worked in local and federal government, including nearly four years at the U.S. Department of Housing and Urban Development (HUD), where she administered competitive and block grant programs for housing and community development. Claire holds a Bachelor's degree in Economics and a Master's degree in Geographic Information Science from Clark University.

CHRIS KLUCHMAN, FAICP

Director, Livable Communities Division, EOHLC

Chris oversees and coordinates a wide range of programs in the Livable Communities Division including implementation of policies in the Affordable Homes Act, state land use laws, federal and state grant programs with annual funding of approximately \$100 million. She's worked at every level of government – local, regional, state and federal. For the past three years, she's led the implementation of the award winning MBTA Communities law which requires 177 communities in eastern Massachusetts to establish as of right multi-family zoning. Prior to her work for the Commonwealth, she worked for the Town of Westford, MA as the Director of Land Use Management. She worked in Oregon for the first half of her 35+ year career, including co-founding a planning firm. In 2016, Chris was recognized for outstanding contributions to the field of planning as a Fellow of the American Institute of Certified Planners. She has a BA in the Growth and Structure of Cities from Haverford College.

CLARK ZIEGLER

Executive Director, Massachusetts Housing Partnership

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 31,000 units of affordable rental housing and more than 25,000 affordable homes for low-income first-time buyers. In total MHP has delivered \$6.4 billion in below-market financing either directly or through participating banks.

Between 1976 and 1981, Clark was in Washington, DC as an LBJ Intern, legislative assistant and then administrative assistant (chief of staff) to Massachusetts Congressman Robert Drinan, where he specialized in energy, environmental, budget and tax policy and staffed the House Subcommittee on Environment, Energy and Natural Resources. From 1983 to 1985 he was Deputy Director of Development and Public Affairs at the Massachusetts Bay Transportation Authority.

Clark serves as a governor's appointee on the board of the Community Economic Development Assistance Corporation, which provides financing and technical assistance to community-based nonprofits across Massachusetts. He chairs the board of the Housing Partnership Fund, a federally certified community development financial institution and a lending affiliate of the Housing Partnership Network, an organization that brings together the nation's leading housing and community development nonprofits. For 11 years, he was a director and officer of the National Association of Affordable Housing Lenders before stepping down in 2020. He recently completed four years as a founding board member of Housing Navigator Massachusetts, a nonprofit tech startup that developed a searchable web portal for all subsidized housing units in the Commonwealth and is champion of a universal online application for affordable housing.

As an Ipswich resident, Clark served as chairman and as a 15-year member of the town's Finance Committee, overseeing local spending on municipal government and public education and making recommendations on zoning and all other matters before town meeting. In 2006 he received the Community Service Award from Citizens' Housing and Planning Association and in 2011 the Boston Globe named him one of the top 10 innovators in Massachusetts. Clark has a bachelor's degree from Hampshire College and a master's degree in public policy from the Kennedy School at Harvard University.

**DARIELLA VILLON-MAGA**

President and founder, DVM Housing Partners

Dariela Villon-Maga grew up in Boston, in the Grove Hall neighborhood, and spent much of her life in affordable housing. Her family faced housing instability and homelessness more than once, so she understands firsthand how critical housing is to everything else—stability, opportunity, dignity.

Over the last decade, she's built a career in affordable housing development, property management, and resident programming. She saw the system from the inside—and she saw how often the community's voice was missing. Too many decisions were made for residents, not with them. So in 2021, I took a leap of faith and launched DVM Housing Partners, a 100% woman- and minority-owned firm that brings a community-centered, culturally competent approach to affordable housing and affirmative marketing.

Their work helps families find stable housing and creates pathways to homeownership and wealth-building for those who have historically been left out. DVM partners with developers, cities, and nonprofits to ensure that affordable housing actually reaches those it's meant to serve. From launching a 900+ member BIPOC homebuyer club to designing high-impact projects in Roxbury and Mattapan, our work is rooted in equity, access, and healing. Dariela started DVM to prove that we can build differently—and that doing so leads to better outcomes for both residents and the neighborhoods they call home. We're not just checking boxes; we're building bridges.

DARLENE WYNNE, AICP

Director of Planning & Community Development, City of Beverly

Darlene Wynne is the Director of Planning & Community Development for the City of Beverly, MA. She has over 20 years of private and public sector experience in all aspects of community and land use planning and master planning and development permitting for private, institutional and public clients. She is certified by the American Institute of Certified Planners (AICP). In Beverly, Darlene oversees a team of 8 staff responsible for development review, community development, long-range planning, economic development, land conservation, grant writing, and special projects. She provides technical support to various City boards including: Planning Board, Parking and Traffic Commission, Economic and Community Development Council, and the Affordable



Housing Trust Fund. Her areas of focus include housing; economic development; arts and culture; zoning; and transportation alternatives. She was the Project Manager for the City's recently completed Comprehensive Master Plan and Community Housing Plan and leads their implementation.

Prior to joining Beverly, Darlene conducted socio-economic; real estate supply/demand; and park and open space revenue generation analysis in support of comprehensive plans, transit-oriented development, and brownfields revitalization. She assisted academic and medical institutions with institutional master plans and permitting needs; private developers with permitting and zoning needs; and municipalities with various types of planning and zoning initiatives involving multiple stakeholders. Prior public sector work for Montgomery County (PA) similarly involved advising municipalities on zoning and subdivision and land development ordinances; comprehensive planning; revitalization planning; and development review.

She was the Professional Development Officer for the APA-MA Chapter from 2015-2019. As a co-founder and past President of the New England Chapter of the Congress for the New Urbanism (CNU), she created educational events and advocated for land planning that uses environmental and infrastructure resources wisely and sustainably through a variety of tools. She also served as the Secretary of the Southeast Section Council of the American Planning Association (APA) Pennsylvania Chapter.

EMMA BATTAGLIA

Senior Housing & Land Use Planner, Metropolitan Area Planning Council

Emma Battaglia joined MAPC's Housing Division as a Senior Housing & Land Use Planner in September 2021. With expertise in municipal planning, Affordable Housing programming, and graphic design, she assists cities and towns in addressing their housing challenges through tailored planning and strategizing, creative communications, and stakeholder engagement. She oversees housing production plans, strategic financial plans, redevelopment visions and procurement processes, zoning analyses, and more to help communities become more inclusive and equitable places.

Prior to joining MAPC's housing team, Emma worked as a Senior Planner for the City of Melrose. In this role, she internally managed planning and community development projects, provided staff support and technical assistance to local boards and commissions, crafted new zoning amendments to advance smart growth and Affordable



Housing priorities, and coordinated the City's Affordable Housing activities as the Melrose representative on the North Suburban Consortium. Before her time in Melrose, Emma worked at MAPC as a Regional Land Use Planner, managing master plans, open space plans, and hazard mitigation plans and serving as South Shore Coalition Coordinator.

Emma holds a Master of Urban Planning from the Harvard Graduate School of Design, where her studies focused on designing for climate resiliency. She also holds a Bachelor of Natural Resources from Cornell University.

FILIPE ZAMBORLINI

Manager, Community Assistance Unit, EOHLC

Filipe Zamborlini is the Manager of the Community Assistance Unit in the Executive Office of Housing and Livable Communities (EOHLC). He manages and supports a variety of state programs such as the new Accessory Dwelling Unit (ADU) law, Capital Grants, Smart Growth programs, Urban Renewal, and other of programs offering technical assistance, support, and guidance to cities and towns. Filipe has been a public servant in the Commonwealth for over a decade through his prior work as staff in the Massachusetts State Senate, and years of work as a housing advocate, and organizer. Filipe also serves as the Chair of the Salem Affordable Housing Trust Fund Board and combines his years of community advocacy, local housing action, and state service to support cities and towns across the Commonwealth meet their housing needs

GINA MCLAUGHLIN

Senior Advisor to the Secretary, EOHLC

Gina McLaughlin serves as Senior Advisory to the Secretary of Housing and Livable Communities. In her role, she oversees policy development and interagency initiatives including the management of Governor Healey's Unlocking Housing Production Commission, first Statewide Comprehensive Housing Plan, Surplus Land initiatives, and several commissions and workstreams created through the Affordable Homes Act. Prior to joining HLC she served as Chief of Staff and Undersecretary of Administration for the former Executive Office of Housing and Economic Development under Governor Baker and attended Harvard Kennedy School.

**GREG REIBMAN**

President & CEO, Charles River Regional Chamber

Our president and chief encouragement officer is a tireless advocate for the economic and cultural vitality of our communities. In collaboration with the chamber's board of directors, Greg directs the chamber's messaging, programming and economic development initiatives. In that role, he spends a lot of his days and nights meeting and listening to business and civic leaders, promoting our businesses and nonprofits and seeking to fortify our region by bringing people together.

A former journalist with a background in digital, print and broadcast media, Greg lives in Newton Highlands and was one of the founders of the blog Village14.com.

IAN BURNS

Community & Economic Development Program Manager, Merrimack Valley Planning Commission

As the Targeted Economic Development Specialist, Ian supports the implementation of the region's Comprehensive Economic Development Strategy (CEDS) and Targeted Economic Development Strategy (TEDS) for Lawrence, Andover, and North Andover. Ian's role will support MVPC's work to strengthen key economic clusters in Lawrence, Andover, and North Andover within the larger, regional economy.

Born and raised in the Merrimack Valley, Ian is passionate about creating positive change on a local and regional level. Ian previously worked with Groundwork Lawrence as a Public Affairs Coordinator, furthering the organization's community development initiatives by advocating for policy changes on the state and federal level. He has a master's degree in public affairs from Merrimack College and a Bachelor of Arts from Assumption College. Ian's experience growing up and working in the region position him as a valuable addition to the MVPC team.

In his spare time, Ian enjoys hiking throughout New England, catching a Red Sox game, or perfecting his bread baking.

**JACQUELINE (JACQUIE) MCPHERSON, AICP**

Senior Program Manager, Executive Office of Economic Development (EOED)

Jacqueline (Jacquie) McPherson currently serves as a Senior Program Manager in the state's Executive Office of Economic Development (EOED). Since joining EOED in 2016, she has had rising roles within the Community Programs and Resources Office (CPRO) and works as a lead team member in developing programs and initiatives that support the implementation of strategies, and achievement of goals, outlined in the Commonwealth of Massachusetts' Economic Development Plan. She has contributed to the growth and oversight of the MassWorks Infrastructure Program by working collaboratively to demonstrate its value through clear and measurable outcomes, regular reporting, and actively seeking opportunities to expand the program's reach and impact. Most notably, Jacquie manages a portfolio of over 50 grant contracts, for projects in all regions of the state, which collectively represent nearly \$100M in state infrastructure funding.

As a Certified Planner, Jacquie is a passionate advocate for community development initiatives that foster measurable change & growth, especially those that invest in economic empowerment/advancement for underserved communities. Jacquie began her planning journey at the state-level with EOED. She has continued to build upon it by serving in volunteer roles, where she also serves as the Citizen Planner Training Collaborative (CPTC) Liaison on the American Planning Association Massachusetts Chapter (APA-MA) Board of Directors. In addition, she just recently completed a second 3-year term as the governor's appointee to the City of Medford's Community Development Board (Planning Board), of which she served as Chair.

Jacquie holds a Certificate of Advanced Graduate Study (CAGs) in Urban Justice and Sustainability, a Master of Arts in Urban and Environmental Policy and Planning, and a Bachelor of Arts in Sociology; all from Tufts University. Additionally, Jacquie received her American Institute of Certified Planning (AICP) credential in 2021.

JENNIFER RAITT

Executive Director, Northern Middlesex Council of Governments (NMCOG)

Jenny Raitt is Executive Director of the Northern Middlesex Council of Governments. In this role, she directs the agency's work in policy and service areas that span the various disciplines under NMCOG's purview. She also leads the Council's 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. Jenny has held several key leadership positions throughout her nearly 30 year career serving local and regional organizations in housing, community development, and urban planning. She also served as an adjunct professor with Boston University's Graduate Program in City Planning and Urban Affairs from 2008 to 2016. Jenny represents NMCOG on the Lowell Development & Financial Corporation. She also serves as chair of the American Planning Association Legislative and Policy Steering Committee, and as a Board Member for B'nai B'rith Housing.

She received a Master's in Nonprofit Management and Urban Policy at The New School's Milano School of Policy, Management, and Environment and a Bachelor's in Urban and Documentary Studies at the University of Massachusetts Amherst.

JESSICA BOATRIGHT

Head of Business Development, ReFrame Systems

Jessica brings 2 decades of experience in real estate and housing development to her role as the Head of Business Development & Strategy at Reframe Systems. Throughout her career, Jessica has worked across sectors on innovation, strategy and community building. Most recently, Jessica led Neighborhood Housing Development at the City of Boston Mayor's Office of Housing. During her tenure, she oversaw the creation, acquisition and preservation of 1000's of units across Boston. As a real estate developer at Dorchester Bay Economic Development Corporation and 2Life Communities, she directed preservation and new construction on both multifamily and commercial projects. As a leader in those organizations, she oversaw strategic planning, organizational design and policy initiatives. Her affordable housing career in Massachusetts started in the Division of Public Housing and Rental Assistance at Massachusetts' Department of Housing and Community Development. In her first planning role, with Concordia, LLC, she directed comprehensive community planning efforts and capital master plans around the country. Jessica received a Master in City Planning and a Certificate in Urban Design from MIT, a BA in Public Policy Analysis/Anthropology from Pomona College, and completed the Coro Public Affairs Fellowship.

**JOHN BELING**

Deputy Commissioner for Policy & Planning, Department of Environmental Protection (DEP)

John Beling is the Deputy Commissioner for Policy and Planning at MassDEP. He is responsible for ensuring that all MassDEP policies and programs are coordinated, effective, and result in measurable environmental results. He establishes MassDEP priorities based upon sound science and information and evaluates the success of MassDEP's efforts based upon environmental and public health indicators and monitoring. The Deputy Commissioner also oversees the agency's four bureaus, which include Planning and Evaluation, Water Resources, Air & Waste and Waste Site Cleanup.

He recently served as Commissioner of the Vermont Department of Environmental Conservation, where he led a 350-person agency and helped implement the state's environmental justice law, expand Vermont's approach to PFAS, deployed federal infrastructure funding, and led recovery efforts related to catastrophic flooding in 2023. He previously worked at the U.S. Department of Justice, the U.S. Environmental Protection Agency, the offices of attorney general for both Massachusetts and Vermont, and Vermont's Department of Public Service.

JOYCE MANDELL

Regional Organizer, Abundant Housing Massachusetts (AHMA)

As a livable communities activist for more than 30 years, Joyce Mandell has worn many hats – mom, community organizer, sociologist, community development specialist, urban studies professor at Worcester State University and writer of a blog called Jane Jacobs in the Woo. She has lived in Worcester since 1995, first moving there to serve as the economic development director of Oak Hill Community Development Corporation. She received her doctorate in sociology from Boston College in 2008, writing her dissertation about network organizing as a community development strategy modeled at Lawrence Community Works, an innovative community development corporation.

A self-proclaimed urban geek, she loves exploring baystate cities and towns off-the-beaten-path and reading about parking, transportation, housing and urban design just for fun! She believes in the power of praxis, the importance of real community and the truth to be found both in stories and stillness.



JULIA WALLERCE

Member, Winthrop Working Together & Assistant Director of Transportation, MAPC

Julia Wallerice joined MAPC in 2023 and is the Assistant Director of Transportation. In addition to managing department staff and budgets, Julia plays a critical role in a variety of planning activities and policies to advance sustainable mobility, smart growth, and transportation equity in Greater Boston, including regional bikeshare, Bus Network Redesign, and place-based technical assistance projects throughout the region. Julia represents MAPC on the Boston MPO (Metropolitan Planning Organization) and works to advance the transportation components of Greater Boston's regional land use and policy plan, MetroCommon2050.

Prior to joining MAPC, Julia was the Boston Program Manager for the Institute for Transportation and Development Policy (ITDP) where she managed the BostonBRT Initiative and championed efforts to advance bus priority and pursue bus rapid transit (BRT) in Greater Boston. Julia also served as Executive Director of MassCommute, a coalition of Transportation Management Associations (TMAs) working with businesses and employers to provide sustainable commuter options and incentives programs and spent several years working in community development with the Somerville Community Corporation (SCC) and Local Initiatives Support Corporation (LISC) where she facilitated the connections between transportation and housing issues and delivered green development workshops across the nation.

As a Northern California native, Julia holds a BA in Environmental Studies from UC Santa Cruz and later ventured east to earn her MA in Urban and Environmental Policy and Planning (UEP) at Tufts University. Julia served on the Board of Directors for LivableStreets Alliance for twelve years, a non-profit organization advocating for safer, better streets and transit and recently participated on the Healey-Driscoll Administration's transportation transition team. She lives in Winthrop with her husband and two children where she is very active in local transportation planning issues and leads community building initiatives such as Bike Winthrop and Project Play.



KARA BREWTON

Director of Planning and Community Development, Town of Brookline

Kara Brewton is the Director of Planning & Community Development for the Town of Brookline, Massachusetts. Prior to this role which started in 2021, Kara served as the Economic Development Director since 2008. Before Brookline, they worked in the private sector in civil engineering, planning, and real estate development. Kara holds a Master's degree in Urban Planning from Harvard University Graduate School of Design, a Bachelor's degree in Civil Engineering from Georgia Institute of Technology, and is the immediate past president of the Boston Chapter of Lambda Alpha, a land economics society.

KASSIE INFANTE

Director of Engagement & Inclusion, Massachusetts Housing Partnership

Kassie Infante joined MHP in 2024. She focuses on driving equity and inclusion through team culture and engagement while informing external impact through a DEI lens. She is pivotal in developing, influencing, and implementing strategies aimed at boosting staff engagement and fostering a strong sense of belonging.

Kassie's professional background has spanned retail management and human resources to educational development/philanthropy with a focus on diversity, equity, and inclusion initiatives. Most recently she was associate director of operations for Abundant Housing Massachusetts.

Her civic engagement has led her to serve as the table coordinator/organizer for the Greater Lawrence Education Justice Alliance and as an elected school committee member for the Lawrence Public Schools. She is the co-founder of HomePlace Collective, LLC, an education consulting company that primarily serves nonprofit organizations, K-12 schools, and colleges and universities.

Kassie earned her master's in education in the specialized study cohort at Harvard University and her Bachelor of Science in business administration, marketing from the University of North Carolina, Wilmington.

**KEITH FAIREY**

President & 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.

KRISTINA JOHNSON, AICP

Director of Planning & Community Development, Town of Hudson

Collaborative public sector leader and project manager with a strong foundation of knowledge of State and municipal finance, operations, capital budgeting, personnel management, and project financing and over 15 years of experience managing land use and zoning decisions, successfully carrying out the implementation of master plans, transportation plans, and economic development initiatives, and developing and implementing inclusive and creative public outreach strategies. Kristina currently serves as the Director of Planning and Community Development for the Town of Hudson, President of the Massachusetts Association of Planning Professionals, and Chairs the Planning Board for the City of Framingham.

**LILY LINKE**

Director of Municipal Engagement, Citizens Housing and Planning Association

Lily Linke joined CHAPA in February 2021 as the Municipal Engagement Program Associate. In her previous role as MBTA Communities Engagement Manager, Lily provided technical support to municipalities for their education, engagement, and outreach efforts around the new MBTA Multifamily Zoning requirements (3A). She became Director of Municipal Engagement in February 2025.

Lily received her BFA in Theatre Arts from Boston University, and her MA in Urban and Environmental Policy and Planning from Tufts University. She turned her Masters' thesis on the intersection of walkability and race into a podcast called Foot Notes. She brings her years of experience in arts education to her work as a facilitator and organizer, and she believes strongly in the power of storytelling to build a better world.

In her spare time, Lily enjoys hiking with her husband and two dogs, trying new recipes, and advocating for safer streets in her hometown of Somerville.

MARIA MAFFEI

Director of Redevelopment, Brookline Housing Authority

Maria Maffei is the Director of Redevelopment at the Brookline Housing Authority. She has decades of experience in managing and financing affordable housing, including working for the City of Boston, Recap Advisors, and Preservation of Affordable Housing. Maria graduated from the University of Massachusetts with a B.A. in Political Science and Latin American Studies and holds an M.A. in Urban and Environmental Policy from Tufts University.

MARIAH KURTZ

Livability Planning, Franklin Regional Council of Governments (FRCOG)

Mariah Kurtz was born and raised in the Connecticut River Valley of Massachusetts and is currently a Livability Planner at the Franklin Regional Council of Governments (FRCOG). Previously she spent five years as Town Planner in Erving MA, wrote grant applications for clients through her business, Kurtz Consulting, and researched sustainable building



materials for construction projects across the country with Materially Better. A volunteer with Pioneer Valley Habitat for Humanity for more than a decade, she currently serves as the President. In 2024, Mariah was selected as a Business West Forty Under 40 awardee for both her professional work and volunteerism efforts. She is a proud Greenfield Community College graduate with an Associate's of Science in Renewable Energy and Energy Efficiency degree and also holds a Bachelor's of Science in Sustainable Community Development from the University of Massachusetts, Amherst.

MICHELIN CAHILL

Senior Supervising Attorney, Community Legal Aid

Michelin Cahill is a Senior Supervising Attorney at Community Legal Aid (CLA) in Worcester. She oversees the Fair Housing Project, whose work spans Central and Western Massachusetts. CLA's Fair Housing Project engages in education, outreach, and direct advocacy to combat housing discrimination. Their case work consists of representing clients in housing discrimination cases, defending against evictions or terminations, and advocating for reasonable accommodations in housing.

Prior to being the unit supervisor, Michelin held the positions of Coordinating Attorney and Staff Attorney in the Fair Housing Project. Before coming to Community Legal Aid she was a Staff Attorney at Victim Rights Law Center assisting victims of sexual violence with their civil legal needs related to privacy, safety, and housing. She also worked as the Intake Attorney at the ACLU Pennsylvania, assessing and investigating civil rights violations and overseeing a robust team of volunteers and interns. During law school she interned at Mazzone Center Legal Services representing LGBTQ+ clients who experienced discrimination in employment and public accommodations. Michelin attended law school at Villanova University Charles Widger School of Law and earned her undergraduate degree at The George Washington University.

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, where she managed regulatory review of residential, environmental, and institutional projects. She holds a Master of City Planning from the University of California, Berkeley and a Bachelor of Science in plant biology from Cornell University.

SUKANYA SHARMA

Senior Regional Land Use Planner, Metropolitan Area Planning Council (MAPC)

Sukanya joined MAPC in February 2021 as a Regional Land Use Planner II, working within the Economic Development Division. After a six-month break from work, she (re)joined MAPC's Land Use Specialists Division in December 2022. She collaborates with cities and towns as part of this division to analyze land use patterns, assists in Section 3A Massachusetts Zoning Act adoption and compliance, and implements initiatives that promote smart growth, economic inclusion, and regional cooperation.

Prior to joining MAPC, Sukanya worked as an Economic Development Planner at Champaign County Regional Planning Commission, Illinois. There she worked on various economic and workforce development policy and planning efforts creating plans by analyzing and cataloguing target industries as well as workforce development activities in the region. She also led preparation of various market and labor studies, along with policy analysis and strategic planning for economic and community development.

Sukanya received her master's in urban planning (MUP) from University of Illinois at Urbana-Champaign where she focused on economic development concentration, land economics and housing affordability. Her master's thesis titled – Impact of short-term rentals on the rental affordability in San Francisco – the Case of Airbnb, used spatial econometric research study the effects of Airbnb on rental affordability. She earned her bachelor's in planning (B.Plan) from School of Planning and Architecture, New Delhi where she received the institutes' gold medal of merit.

**TIM REARDON**

Chief of Data & Research, EOHLC

Tim Reardon is the Chief of Data and Research at the Executive Office of Housing and Livable Communities, where he supports informed policymaking and effective program delivery across all of the agency's Divisions. His current projects include topic-specific research projects; implementation of new data and grant management systems; analysis and visualization of program metrics; and development of a statewide housing plan. Prior to joining EOHLC, Tim directed the Data Services department at the Metropolitan Area Planning Council, the regional public agency for Metro Boston. During his twenty-year tenure at MAPC, he led or supported the development of research, data products, and digital tools related to housing, transportation, equity, climate vulnerability, and zoning, among many other topics. He earned a masters degree in city planning at the Massachusetts Institute of Technology.

VALERIE OORTHUYS

Town Planner, Town of Stow

Valerie Oorthuys, AICP, is a dedicated community planner with over a decade of experience in neighborhood and municipal planning. Valerie serves as the Planning Director for the Town of Stow and is passionate about fostering equitable and sustainable growth and advancing inclusivity in the planning process. Current projects in Stow include zoning for multifamily housing to comply with the MBTA Communities Act, completion of an update to the Comprehensive Plan, and ongoing construction of complete streets projects. She holds a BA from Earlham College and an MA in Urban and Environmental Planning and Policy from Tufts University. Outside of work, she enjoys tending to her backyard chickens, gardening, and hiking.

MOLLY COURSON, AICP

Resiliency Program Director, Ipswich River Watershed Association

Molly Courson, AICP, serves as the Resiliency Program Director at the Ipswich River Watershed Association, where she leads environmental planning projects, advocates for policy at both local and state levels, and oversees environmental education initiatives. Her



approach to watershed resilience is grounded in community planning, informed by her background in local and regional government as well as community organizing. Molly holds a Master's degree in Community Development from the University of Maryland, College Park, and a Bachelor's degree from Washington College.

LAURA SHUFELT

Senior Advisor and Real Estate Development Officer, Massachusetts Housing Partnership

Laura Shufelt joined in MHP in 2011 as a community assistance manager and now serves as Senior Advisor and Real Estate Development Officer. She is one of the most experienced housing professionals in Massachusetts, knowledgeable on a wide range of issues and practices, including proper and effective use of public funds and land, housing lotteries, fair housing, housing authority development and the state comprehensive land use permit law (Ch. 40B).

Specifically, Shufelt's responsibilities include providing pre-development, development, and strategic planning technical assistance to municipalities, housing authorities and other appropriate organizations; building relationships and providing training on affordable housing to town officials, volunteer boards, non-profits, and housing professionals; managing MHP's 40B technical assistance program; and representing MHP and its policy agenda on relevant state and regional affordable housing committees.

A native and resident of Cape Cod, Shufelt is a graduate of the University of Rhode Island with a bachelor's degree in elementary education. She began her career as a science teacher. Her path toward affordable housing began when she became a commercial lender and then in affordable housing finance for a consortium of banks. This led to a career as an affordable housing development consultant for housing authorities, towns, and for—and non-profit organizations.

CARSTEN SNOW-EIKELBERG

Senior Real Estate Development Officer, Massachusetts Housing Partnership

Carsten Snow-Eikelberg joined MHP in 2023. She provides direct pre-development technical assistance and project management of third-party consultants to facilitate the disposition of surplus public real estate for the development of affordable housing. In



addition, she assists with trainings, workshops, publications, and other direct and third-party technical assistance.

Snow-Eikelberg rejoined MHP after five years working for the Cambridge Housing Authority (CHA). Most recently she was deputy director of planning for planning development. She developed and maintained strong relationships with government agencies, community organizations and private sector partners. In addition, she consulted multiple external housing authority clients on repositioning, redevelopment and new development efforts and led cross-departmental teams on new CHA programs and initiatives.

She earned her Master of City Planning at Boston University and her Bachelor of Science in sociology at Sacred Heart University.

ELLEN MARYA

Research Manager, Massachusetts Housing Partnership

Ellen Marya joined MHP in 2024. She brings capacity and expertise to the Center for Housing Data team in terms of analysis, research, writing, and presentations. She provides structure to analytical projects and procedures, oversees management and organization of data resources, and provides project management for the team.

For the past five years she has worked as an independent research consultant on public health, education, and housing topics for organizations across the country. Earlier in her career, she worked as a researcher at Harder + Company Community Research focusing on housing and community development. Before that she was a researcher at the Joint Center for Housing Studies at Harvard University.

Ellen has also held positions with the City of Somerville, the Institute for Economic and Racial Equity and the Lurie Institute for Disability Policy at Brandeis University, the Greater Worcester Community Foundation, and Habitat for Humanity. Ellen has authored many policy and research pieces and presented her work to audiences in Massachusetts and across the country.

She earned a BA in political science and economics at Northwestern University and a Master of Public Policy in Social Policy from The Heller School for Social Policy and Management at Brandeis University. Ellen is a member of the Southborough Community Preservation Committee, Southborough Affordable Housing Trust, and serves on the Family Support Committee at the MetroWest/Greater Worcester Habitat for Humanity chapter.



MATIJA JANKOVIC

Senior Research Analyst, Massachusetts Housing Partnership

Matija Janković joined MHP in 2021. His responsibilities include providing research and analytical support for the Center for Housing Data. Janković has extensive experience in housing policy, housing case management and data analytics. Most recently he was a rent relief case manager for Boston's Rental Relief Fund and a housing case manager for Housing Families Inc., of Malden, which provides temporary shelter and affordable housing to homeless and at-risk families.

As a data analysis intern for the state, he developed a portfolio management dataset to assist in the Commonwealth's long-term capital planning efforts. As a research intern, he worked to improve data quality for the state's portfolio of community colleges.

Janković earned his bachelor's degree in urban and regional studies from Cornell University's College of Architecture, Art, and Planning. A first-generation immigrant from Belgrade, Serbia, who grew up in Massachusetts, Janković is committed to the preservation and development of quality, affordable housing in Massachusetts.

DANA LEWINTER

Chief of Public and Community Engagement, Massachusetts Housing Partnership

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.

She earned her master's degree in urban and environmental policy and planning at Tufts University and her bachelor's degree in sociology from Brandeis University.