

# MHP

## 19th Housing Institute Session Speakers Thursday, June 25 & Friday, June 26

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**Alisa Gardner-Todreas**  
Chief Executive Officer  
Metro West Collaborative  
Development



**Amanda Berman**  
Housing Policy & Advocacy Liaison  
Metro West Collaborative  
Development



**Amanda Newmiller**  
Director of Site Planning  
MassDevelopment



**Christopher Hayes**  
Director of Housing & Economic  
Development  
Northern Middlesex Council of  
Governments



**Dana LeWinter**  
Chief of Public & Community Engagement  
Massachusetts Housing Partnership



**Eric Halvorsen**  
Principal  
RKG Associates



**Eric Mitchell**  
President & CEO  
Pathways for Children, Inc.



**George Proakis**  
City Manager  
City of Watertown



**Jean Bubon**  
Town Planner  
Town of Sturbridge



**Jennifer Raitt**  
Executive Director  
Northern Middlesex Council of  
Governments



**Julia Monaghan**  
Founder & Principal  
People Centered Change



**Kassie Infante**  
Director of Engagement & Inclusion  
Massachusetts Housing Partnership

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## 19th Housing Institute Session Speakers Thursday, June 25 & Friday, June 26



**Kayla Allen**

Dispute Resolution Center Program Director  
UpSide413



**Kira Wilke**

Associate Director of Development  
Children's Investment Fund/CEDAC



**Lori Massa**

Planning Director  
City of Melrose



**Maggie Brown**

Deputy Director, Office of Real  
Estate  
DCAMM



**Margaret Hurley**

Senior Counsel for Housing & Municipal Law  
Massachusetts Attorney General's Office



**Nels Nelson**

Principal  
CommunityScale LLC



**Rachel Heller**

Executive Director  
Massachusetts Housing Partnership



**Robert Blood**

Chair  
Brookline Housing Advisory Board



**Sarah McKeever**

Director of Supportive Housing  
CEDAC



**Tiffany Manuel**

Chief Executive Offer  
TheCaseMade Incorporated



## 19th Housing Institute Session Speakers Thursday, June 25 & Friday, June 26

### Alisa Gardner-Todreas

**Beyond the Bricks and Mortar: The Many Layers of Affordable Housing Compliance & Monitoring** | Thu, June 25 at 09:15 a.m.

Alisa is COO at MWCD & also oversees its Housing Programs. She has worked in the affordable housing field for over 30 years in both the nonprofit & public sectors. Before joining as staff in 2021, Alisa served on MWCD's Board for 10 years. Her tenure at MWCD includes working closely with private developers of affordable housing & the municipalities where units are being built to advise on the LAU process & subsequent compliance. In her spare time, Alisa serves on Town of Belmont Planning Board.

### Amanda Berman

**Beyond the Bricks and Mortar: The Many Layers of Affordable Housing Compliance & Monitoring** | Thu, June 25 at 09:15 a.m.

Amanda is the Housing Policy & Advocacy Liaison at MWCD, where she engages with municipalities and legislators on affordable housing policy, supports strategic organizational efforts, and leads educational and advocacy programming. She has worked in the housing and urban planning field for 20 years, both in Los Angeles and the Boston metro region. Before joining MWCD in 2024, Amanda served as the Director of Housing and Community Development for the City of Newton.

### Amanda Newmiller

**Unleashing Untapped Potential: How Different Jurisdictions are Transforming Surplus Public Property...** | Thu, June 25 at 1:45 p.m.

Amanda Newmiller is Director of Site Planning at MassDevelopment. Amanda manages the Site Readiness Program, supports the Real Estate Services Technical Assistance program, and is the Real Estate liaison for the South and Central regions. Prior to joining MassDevelopment, she was Senior Project Manager in the City of Worcester's Executive Office of Economic Development where she focused on repositioning key municipal properties, downtown development, and neighborhood revitalization.

### Christopher Hayes, AICP

**Building the Plane while Flying It: Real-Time Creation and Implementation...** | Thu, June 25 at 3:15 p.m.

Chris Hayes, AICP, oversees NMCOC's housing and economic development team and has over 15 years of experience. He is the project manager of Greater Lowell's regional housing strategy and co-developed the region's Regional Housing Services Office. Prior to that, he managed several major projects for the City of Lowell. His work as a drug and alcohol addition recovery center technician led him to a Master's in Regional Planning from Cornell University to tackle root causes.

### Dana LeWinter

**Second Day Conference Kick-Off** | Fri, June 26 at 09:00 a.m.

Dana LeWinter is the Chief of Public & Community Engagement at the Massachusetts Housing Partnership (MHP). Dana 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.

### Eric Halvorsen, AICP

**Inclusionary Zoning: Getting it Right** | Fri, June 26 at 10:45 a.m.

Eric Halvorsen, AICP, is a professional planner whose work bridges housing, land use, and economic development. His practice centers on creating plans that move seamlessly from research to implementation, supported by technical depth in market feasibility, housing strategy, and financial modeling. Eric collaborates with municipalities, state agencies, and private developers to craft solutions that are both visionary and grounded in local context.

### Eric Mitchell

**Strengthening Communities Through Co-location of Childcare and Affordable Housing** | Fri, June 26 at 9:15 a.m.

Eric D. Mitchell is President and CEO of Pathways for Children, providing early education, Head Start, and family support across Massachusetts' North Shore. Since 2021, he has led organizational growth and modernization. With more than 35 years in nonprofit leadership, including senior roles at ABCD, Eric is also an adjunct professor at Suffolk University and an active civic leader. He lives in Danvers, MA, with his family.

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### George Proakis

**Inclusionary Zoning: Getting it Right** | Fri, June 26 at 10:45 a.m.

George J. Proakis, FAICP is the City Manager in Watertown, Massachusetts. From 2010-2022, George led the planning team in Somerville, where he focused on the SomerVision plan, zoning overhaul, and many other topics. Prior to Somerville, George worked in a number of planning roles for the City of Lowell. George serves as a lecturer at Northeastern University. He has a Master in City Planning from MIT, and MPA from Syracuse and a Bachelor's degree in Civil Engineering from Northeastern.

### Jean Bubon

**Take Your HPP Off the Shelf: Success Stories on Implementation** | Fri, June 26 at 1:45 p.m.

Jean M. Bubon has nearly 37 years of planning experience in Massachusetts serving as the Town Planner in Sturbridge for the past 20+ years. Jean holds a bachelor's degree in Community Planning & Administration from the University of Massachusetts and an MPA from Clark University. She has led a variety of planning efforts including preparation of a Commercial Tourist District Revitalization Plan, Master Plan, Open Space Plan, Historic Preservation Plan, and Housing Production Plans.

### Jennifer Raitt

**Inclusionary Zoning: Getting it Right** | Fri, June 26 at 10:45 a.m.

Jennifer Raitt is executive director of the Northern Middlesex Council of Governments in Lowell, MA. She has held senior planning and housing leadership roles at the local and regional levels. She serves as Director at Large on the national APA Board of Directors, chairs its legislative and policy committee, and serves on the national Housing Supply Accelerator. She serves as a Brookline Town Meeting Member, and as a director on the boards of CHAPA and the B'nai B'rith Housing.

### Julia Monaghan

**Who Leads on Housing? Cultivating Intentional Diversity & Engagement for...** | Thu, June 25 at 10:45 a.m.

Julia Monaghan is a values-driven organizational development leader and practitioner with 15 years' experience in organizational change, leadership development, team dynamics, strategy, and workshop design and facilitation. As Founder & Principal at People Centered Change, she approaches this work by supporting authentic leadership, advancing equity, prioritizing staff engagement in strategy and change, and attending to people's emotional and psychological needs in organizational life.

### Kassie Infante

**Who Leads on Housing? Cultivating Intentional Diversity & Engagement for...** | Thu, June 25 at 10:45 a.m.

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 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 N

### Kira Wilke

**Strengthening Communities Through Co-location of Childcare and Affordable Housing** | Fri, June 26 at 9:15 a.m.

Kira Wilke develops healthy spaces for young children through her work at the Children's Investment Fund, an affiliate of CEDAC. Before joining CEDAC, Kira advocated for improvements to early education and care state policy at the Bessie Tartt Wilson Initiative for Children. She has over twenty years of experience working in the non-profit sector and a commitment to the well-being of young children

### Lori Massa, AICP

**Does Your Zoning Spark Joy? Clean Up Your Zoning!** | Fri, June 26 at 9:15 a.m.

Lori Massa, AICP, is the Planning Director for the City of Melrose with 18 years of municipal experience working in Somerville and Melrose. Her work spans housing policy and practice, including development permitting, distribution of HOME funds, writing zoning amendments, monitoring inclusionary units, and creating an Affordable Housing Trust. Lori graduated from Bates College and has a Masters degree in City Planning from the University of Pennsylvania.

## 19th Housing Institute Session Speakers Thursday, June 25 & Friday, June 26

### Maggie Brown

**Unleashing Untapped Potential: How Different Jurisdictions are Transforming Surplus Public Property... | Thu, June 25 at 1:45 p.m.**

Maggie oversees the implementation of the State Land for Homes Initiative, which is expediting the availability of public land for housing, after starting with DCAMM initially managing complex public-private developments. Previously she managed land conservation acquisitions at Essex County Greenbelt and has a technical background as a GIS Analyst with LandVest. She received an MA in Urban & Environmental Policy & Planning from Tufts University and a BA in Geography from Salem State University.

### Margaret Hurley

**Supporting Supportive Housing & Other Compassionate, Effective, & Lawful... | Thu, June 25 at 12:15 p.m.**

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. Before joining the Attorney General's Office, Ms. Hurley worked in private practice with the firms of Mirick, O'Connell in Worcester and Morrison, Mahoney & Miller in Boston.

### Nels Nelson

**Does Your Zoning Spark Joy? Clean Up Your Zoning! | Fri, June 26 at 9:15 a.m.**

Nels Nelson is a principal at CommunityScale, a consultancy specializing in data-driven municipal planning, housing needs assessments, and zoning modernization. His work includes comprehensive rezoning, housing suitability assessments, and strategy for clients including municipalities, counties, regional planning agencies, and developers. CommunityScale also operates Housing Forecast, a national housing data platform covering every U.S. municipality and county.

### Rachel Heller

**Housing Institute Kick-Off | Thu, June 25 at 9:00 a.m.    Housing Hero Award Ceremony | Fri, June 26 at 12:15 p.m.**

Rachel Heller joined MHP as Executive Director in 2026. As Executive Director, Rachel plays a pivotal role in creating more housing opportunities, making a direct and tangible difference in the lives of thousands of families across Massachusetts. Rachel is a seasoned housing leader who previously served for nearly a decade as CEO at Citizens Housing and Planning Association (CHAPA), the state's leading housing advocacy organization. There, she was responsible for providing strategic leadership, overseeing all activities of the organization, and working with the Board of Directors to articulate and execute CHAPA's mission. She has led important policy development and advocacy efforts including the MBTA Communities Act and multiple housing bond bills.

### Robert Blood

**Who Leads on Housing? Cultivating Intentional Diversity & Engagement for... | Thu, June 25 at 10:45 a.m.**

Roger Blood serves as Chair of the Brookline Housing Advisory Board (HAB) and Affordable Housing Trust (AHT). Established in 1987, the HAB's responsibilities include developing affordable housing policies and goals for the Town of Brookline; advancing affordable housing production under Brookline's Inclusionary Zoning Bylaw; and serving as Trustees of the AHT which since 2000 has helped to finance the creation and preservation of over 500 affordable housing units in Brookline.

### Sarah McKeever

**Strengthening Communities Through Co-location of Childcare and Affordable Housing | Fri, June 26 at 9:15 a.m.**

At CEDAC since 2005, Sarah manages CEDAC's supportive housing lending programs. These programs, which CEDAC administers on behalf of the Commonwealth, provide soft debt to housing developers through the Housing Innovations Fund, Facilities Consolidation Fund, and Community Based Housing programs. Sarah works directly with non-profit borrowers to provide technical assistance, predevelopment and acquisition lending for affordable and supportive housing projects in all stages of the development.

### Tiffany Manuel (DrT)

**Keynote Session | Thu, June 25 at 09:30 a.m.**

Tiffany Manuel, "DrT", Dr. Tiffany Manuel (DrT) is a truth-teller, bridge-builder, and lifelong believer in the power of people to create a more just and joyful world. As President and CEO of [TheCaseMade](#), DrT works across the country and around the world to help leaders build stronger support for the big ideas that make all our lives better—from affordable housing to health equity to racial justice.