

Opening Plenary: Seeing the Invisible Platform of Housing

Kimberlé Crenshaw (@sandylocks)

Professor of Law, University of California, Los Angeles, and Columbia University

Kimberlé Crenshaw is a leading authority in civil rights, Black feminist legal theory, and race, racism, and the law. Her work has been foundational in two fields of study that have come to be known by terms she coined: critical race theory and intersectionality. Crenshaw's articles have appeared in the *Harvard Law Review*, *National Black Law Journal*, *Stanford Law Review*, and *Southern California Law Review*. She is the founding coordinator of the Critical Race Theory Workshop and the coeditor of the volume *Critical Race Theory: Key Documents That Shaped the Movement*. Crenshaw has lectured widely on race matters, addressing audiences across the country and in Europe, India, Africa, and South America.

Mark Joseph

Associate Professor of Community Development, Jack, Joseph and Morton Mandel School of Applied Social Sciences, Case Western Reserve University

Mark Joseph is the Leona Bevis and Marguerite Haynam associate professor of community development at the Jack, Joseph and Morton Mandel School of Applied Social Sciences at Case Western Reserve University. He is the coauthor of *Integrating the Inner City: The Promise and Perils of Mixed-Income Public Housing Transformation*. He is the founding director of the National Initiative on Mixed-Income Communities. Joseph is a member of the Board of Trustees of the George Gund Foundation and the External Advisory Committee for Chicago grantmaking at the John D. and Catherine T. MacArthur Foundation. He serves on the board of the Urban Affairs Association, the Advisory Board of the US Department of Housing and Urban Development journal *Cityscape*, and on the editorial boards of the *Journal of Community Practice* and *Housing Policy Debate*. He received his undergraduate degree from Harvard University and doctoral degree from the University of Chicago, and he was a postdoctoral scholar at the University of Chicago and a Harlech visiting scholar at Oxford University.

Jonathan F. P. Rose

President, Jonathan Rose Companies

Jonathan F. P. Rose's business, public policy, and not-for-profit work all focus on creating more environmentally, socially, and economically resilient cities. In 1989, Rose founded Jonathan Rose Companies LLC, a multidisciplinary real estate development, planning, and investment firm that creates real estate and planning models to address the challenges of the 21st century. Rose has led the firm's vision, program, and growth, developing award-winning new projects, investment funds, and city plans to model solutions to the issues of housing, economic development, and the environment.

John Palfrey (@jpalfrey)

President, John D. and Catherine T. MacArthur Foundation

As president of one of the nation's largest philanthropies, Palfrey is a well-respected educator, author, legal scholar, and innovator with expertise in how new media is changing learning, education, and other institutions. Throughout his career, he has demonstrated a commitment to

rigorous thinking, disruption, and creative solutions often made possible by technology, accessibility of information, and diversity and inclusion. Palfrey has extensive experience in social change spanning the education, nonprofit, and philanthropic sectors. He serves on the board of the John S. and James L. Knight Foundation. Palfrey holds a doctoral degree from Harvard Law School, a master's degree from the University of Cambridge, and a bachelor's degree from Harvard College.

Erika C. Poethig (@erika_poethig)

Vice President and Chief Innovation Officer, Urban Institute

Erika C. Poethig leads the Research to Action Lab, an innovation hub serving decisionmakers and creative thinkers eager to effect social change. The lab draws on the breadth and depth of Urban's research insights to test new strategies; develop cutting-edge tools, programs, and trainings; and provide strategic advice to public, philanthropic, nonprofit, and private-sector leaders. Before joining Urban, Poethig was acting assistant secretary for policy, development, and research at the US Department of Housing and Urban Development. During her tenure in the Obama administration, she was also deputy assistant secretary for policy development and was a leading architect of the White House Council for Strong Cities and Strong Communities. At the MacArthur Foundation, she was associate director for housing. She was also assistant commissioner for policy, resource, and program development at the City of Chicago's Department of Housing. In the 1990s, she developed Mayor Richard Daley's campaign to combat predatory lending, prevent foreclosures, and stabilize communities. Previously, she was associate project director of the Metropolis Project, which produced the Metropolis 2020 agenda for regional leadership around the major issues faced by the metropolitan Chicago area. Poethig serves on the boards of Mercy Housing and the College of Wooster.

Sarah Rosen Wartell (@swartell)

President, Urban Institute

In 2012, Sarah Rosen Wartell became the third president of the Urban Institute since it was founded in 1968. Urban is an economic and social science research and policy organization whose more than 450 researchers, experts, and other staff believe in the power of evidence to improve lives and strengthen communities. During her tenure, Urban has articulated its strategy to "elevate the debate" by bringing more of its insights from research to federal, state, and local government and practice; becoming a leader in research communications and data visualization; and undertaking an ambitious program of business systems and technology modernization.

Destiny Watford

Founder, Free Your Voice

Destiny Watford, 2016 North America Goldman Prize winner and founder of Free Your Voice, fought alongside her community to stop the nation's largest trash-burning incinerator from being built in her neighborhood. Watford fights for her community's future by creating a community land trust to drive truly democratic community-driven development in her neighborhood.

Race and Results: Rebuilding the Foundation for Housing

JaNay Queen Nazaire (@docjqueen)

Managing Director, Living Cities

JaNay Queen Nazaire is a facilitator, collaborator, and bridge builder with a fierce belief that every person has the right to a healthy, abundant, and connected life. As managing director for performance and results at Living Cities, Queen convenes and leverages public, private, and philanthropic stakeholders in 48 American cities, identifies and tests innovative approaches to deploy \$70 million in public and private capital for investing in people of color, and harnesses and facilitates the power and resources of 18 multibillion-dollar foundations and financial institutions working collectively toward systems change. In her role, she developed the organizational framework and theory of change to direct Living Cities' \$100 million portfolio and focus its partnerships and programs on closing racial gaps in income and wealth so that all people in US cities are economically secure and building wealth. Additionally, Queen provides oversight for programs and ensures resource alignment, manages board relationships, builds and maintains external partnerships, and measures organizational progress and outcomes for improvement, learning, replication, and/or scalability. Throughout her career, Queen has worked domestically, internationally, across sectors, and at every level of government to provide innovative, creative, and solution-focused leadership and strategy to address social and economic challenges for children, adults, families, and communities.

Ellen Ward (@ellen.e.ward)

Chief of Staff, Living Cities

Ellen Ward spearheads board and member relations; pursues new relationships with funders, governmental organizations, and private-sector organizations; and oversees the launch of new projects and special initiatives that address emerging gaps in the field and enable more cities to test, adopt, and apply best practices to achieve national, large-scale results. Before joining Living Cities, Ward worked for the Commonwealth of Massachusetts in the Department of Housing and Community Development, where she oversaw the state's homelessness prevention and rapid rehousing programs. She was instrumental in developing a targeting tool to prioritize prevention resources for families at highest risk of homelessness and managed a short-term housing subsidy program for 7,000 previously homeless families. Before working in the public sector, Ward was a vice president at SunTrust Bank, where she originated, structured, and underwrote community capital investments with a primary focus on affordable housing developments.

Elevating Voices through Human-Centered Design

Kareeshma Ali

Design Research Lead, Greater Good Studio

At Greater Good Studio, Kareeshma Ali bridges her experience in the built environment with the practice of human-centered design, and through her work in diverse contexts, she strives to practice thoughtful community engagement and cocreate design solutions with communities. Ali holds a dual master's degree in architecture and urban and regional planning.

Sara Cantor Aye

Cofounder and Executive Director, Greater Good Studio

Sara Cantor Aye cofounded Greater Good Studio to apply her background in ethnographic research and design strategy to overlooked problems and underserved people. At Greater Good Studio, she designs effective and inclusive engagements, guides the research practice, and develops partnerships with clients, peers, and mentors. She holds a master's degree in design planning from the Institute of Design at Illinois Institute of Technology and a bachelor's degree in mechanical engineering from Northwestern University.

What We Know about Interventions to Improve Resident Stability

Tristan R. Bréaux (@tristanbreaux)

Policy Director, National Housing Conference

Tristan R. Bréaux joined National Housing Conference as a policy director in September 2018 and brings 10 years of policy and legislative knowledge and extensive experience on Capitol Hill. Bréaux also has professional experience in community engagement, having served as a community affairs director for the Norfolk Sheriff's Office, where he established financial training and housing education and increased workforce readiness within the jail.

Mary Cunningham (@marykcunningham)

Vice President, Metropolitan Housing and Communities Policy, Urban Institute

Mary Cunningham's research focuses on homelessness, housing, concentrated poverty, and efforts to improve self-sufficiency and overall well-being among low-income families. She has expertise in several US Department of Housing and Urban Development homelessness and assisted housing programs, including permanent supportive housing, transitional housing, emergency shelter, Housing Choice Vouchers, Family Self-Sufficiency, HOPE VI, and the Moving to Opportunity demonstration. She directs studies examining the impact of housing vouchers on child welfare involvement, the impact of supportive housing on high-need families in the child welfare system, and a homelessness prevention program for at-risk veterans.

Aaron Gornstein (@aarongornstein)

President and CEO, Preservation of Affordable Housing

Aaron Gornstein became the president and CEO of Preservation of Affordable Housing Inc. in June 2015. He provides overall leadership and oversight of the organization, including strategic planning, financial management, and supervision of the executive team, external relations, and partnerships. From 2012 to 2015, Gornstein served as undersecretary for the Massachusetts Department of Housing and Community Development under former Governor Deval Patrick.

Priya Jayachandran

President, National Housing Trust

Priya Jayachandran joined the National Housing Trust as president in early 2018. In her role, she also serves as president of the National Housing Trust Community Development Fund and National Housing Trust Communities. Jayachandran leads the trust's engagement efforts in

preservation policy, affordable housing development, lending, and multifamily energy efficiency and sustainability through a balanced approach to fair housing.

Housing As a Platform for Opportunity

Brenda Castillo-Garza

Director of Family Services, MidPen Housing

Brenda Castillo-Garza, a recognized innovator in out-of-school programming, joined MidPen in 2012 to design a high-quality, academically based after-school program. Her success in building resources to empower resident youths led to expanded leadership at MidPen, as she brought about strategies to enhance the services model for adults and families in 2015. Working with a passionate, driven team, Castillo-Garza has led initiatives in asset and wealth building, vocational development, and health and wellness. Castillo-Garza is responsible for the continuous growth of intentional, relevant programming and services provided to over 8,000 youth and adult residents in over 10 counties in the Bay Area. She began her career in the community college sector, providing opportunities for students and leading efforts to reach middle and high school students. Later, working with the San José State University Research Foundation, she led an after-school program cohort, supporting over 3,000 youths and their parents in successfully navigating the academic system and pursuing higher education. Castillo-Garza holds a master's degree in education with a concentration in counseling and student personnel from San José State University and a bachelor's degree in sociology and Spanish from the University of California, Santa Barbara.

Maribel Cifuentes (@maribelcifuent2)

Portfolio Director, Colorado Health Foundation

Maribel Cifuentes leads a team of program officers working to bring health within reach for all Coloradans. Cifuentes believes health is not just about health care; real and sustained improvements in the health of our communities depend largely on upstream factors. Her current focus is on advancing a portfolio of investments related to social determinants of health. Cifuentes has two decades of experience in academia and philanthropy; for 18 years, she was a faculty member at the University of Colorado School of Medicine, where she worked in medical student education and evaluation and in health services research. She was the deputy director of the Robert Wood Johnson Foundation's Prescription for Health, a national program for optimizing how primary care clinics help patients change unhealthy behaviors and live healthier lives. She was also deputy director of the Colorado Health Foundation's Advancing Care Together program, which sought to bring primary care and behavioral health services together to provide integrated and more comprehensive care. She has led numerous programs, published original research, sat on several committees, and collaborated in international research projects in Basque Country, Spain. She is a member of Hispanics in Philanthropy and Grantmakers in Health and serves on the Advisory Board of the University of Denver's Graduate School of Professional Psychology and on the Colorado State Leadership Council for Enterprise Community Partners. Cifuentes holds a nursing degree from the University of Colorado.

David D. Fukuzawa

Managing Director, Health, The Kresge Foundation

David D. Fukuzawa has more than 20 years of experience in philanthropy, with a special focus on children and youth. His experience as a youth worker and community organizer in Detroit and Chicago taught him that health and well-being are profoundly affected by the condition of peoples' communities, schools, and environment. Those lessons inform the efforts he has led to reenvision and redesign Kresge's approach to health grantmaking. Fukuzawa joined Kresge in 2000 and has served as a program officer and senior program officer. In 2002, he helped develop the Special Opportunities Initiative, which focused on building the capacity of high-impact organizations that reached underserved populations but were uncompetitive in the foundation's historic bricks-and-mortar challenge program. He then managed the initiative. A Yale University graduate, Fukuzawa also holds a master's degree in divinity from Catholic Theological Union in Chicago and a master's degree in administration from Central Michigan University. He has published articles about urban issues and population health, including "Achieving Healthy Communities through Community-Centered Health Systems" in the winter 2013 edition of *National Civic Review*.

Debora Keller

Executive Director, Bath Housing

Debora Keller has been with Bath Housing since January 2014. She is a community development leader in Maine with over 20 years of experience in nonprofit management. Keller received the 2016 Stephen B. Mooers Award from MaineHousing in recognition of the creation of the Comfortably Home program. She also received the Joseph Kreisler Community Impact Award from Preble Street for her work developing Florence House in Portland. She currently serves on the boards of the Maine Affordable Housing Coalition and the Genesis Fund, the City of Bath's Community Development Committee, and the RSU1 Building Committee for its new high school. She is a corporator of Mid Coast–Parkview Health and serves on its Elder and Home Care Services Committee. Keller is active with the Maine Association of Public Housing Authority Directors and served on MaineHousing's 2015 Affordable Housing Working Group. She cochaired the Maine Council on Aging's Housing Committee in 2018. Keller holds a master's degree in urban and environmental policy and planning from Tufts University and a bachelor's degree from Indiana University.

Aisha Nyandoro (@aishanyandoro)

CEO, Springboard to Opportunities

Aisha Nyandoro has more than a decade of experience developing, implementing, and evaluating programs aimed at improving the quality of life for people with limited resources. She has worked as an academic, evaluator, philanthropist, and nonprofit executive, which has allowed her to better understand systems and policies that affect vulnerable communities. Before serving with Springboard, Nyandoro was a program officer with the Foundation for the Mid South, where she strengthened the foundation's community development portfolio by executing a plan focused on five strategies to transform communities. She also led the foundation's place-based initiative, Community of Opportunities. She holds a bachelor's degree in psychology from Tennessee State University, a master's degree in

community psychology and urban affairs, and a doctoral degree in community psychology from Michigan State University. Nyandoro has received multiple honors, including recognition as a fellow of the W.K. Kellogg Foundation Community Leadership Network and Ascend at the Aspen Institute. She is a TEDx speaker, and her work has been featured in both print and news media outlets, including *Essence* magazine, CNN, MSNBC, *Fast Company*, and *The Nation*. Nyandoro's life mission is to holistically and compassionately lift families out of cycles of poverty.

Structural Racism at the Intersection of Housing, Health, Education, and Transportation

Amy Khare

Research Assistant Professor, Jack, Joseph and Morton Mandel School of Applied Social Sciences, Case Western Reserve University

Khare is a scholar-activist, working on research, organizational transformation, and systems change that promote inclusion and equity within metropolitan areas. Khare has 20 years of experience working on housing and community change, including coediting a new volume, *What Works to Promote Inclusive, Equitable Mixed-Income Communities*, and completing the cost of segregation study.

Juan Carlos Linares

Chief Engagement Officer, City of Chicago

Juan Carlos Linares leads Mayor Lori Lightfoot's administration's efforts in improving outcomes of all Chicago's communities by connecting on a deeper level, building stronger relationships with neighborhoods, and removing barriers to government and city agency services and assistance.

Kollin Min

Senior Program Officer, Bill & Melinda Gates Foundation

Kollin Min leads the Bill & Melinda Gates Foundation's family homelessness initiative. Before joining the foundation, he served as the Seattle/Washington State director for Enterprise Community Partners Inc., a national nonprofit housing intermediary. He received his law degree from the University of Washington, a master's degree in environmental policy from Lund University in Sweden, and a bachelor's degree in political science from Yale College.

Janisse Schoepp

Vice President of Operations and Strategy, Health Foundation of South Florida

Janisse Schoepp has been an integral part of strategic planning, program development, research, and evaluation at the Health Foundation of South Florida since coming aboard in 2004. Working with board members, staff, and community partners, Schoepp is committed to exploring both evidence-based and emerging practices that can be implemented in South Florida to advance the foundation's mission of improving community health. She has held various internal positions, providing oversight for community investments focused on health promotion, disease prevention, and building healthy-eating, active communities. Her role includes developing an annual policy agenda and seeking opportunities to integrate policy and advocacy efforts into the foundation's programmatic and grantmaking activities. A public health

expert with over 15 years of experience, she has been a visionary leader in building the local capacity for cross-sector collaborative efforts with a focus on policy and systems change. She worked closely with local health agencies to secure over \$20 million in federal funds that targeted obesity and other chronic diseases through a collective impact framework. Her commitment to cross-sector collaboration has led to a new focus at the foundation that seeks to connect the health care and community development sectors. Under Schoepp's leadership, the foundation has established the Community Building and Economic Prosperity Initiative, which is currently engaging anchor institutions, such as hospitals and universities, in community wealth-building strategies to address social determinants of health. She earned her master's and doctoral degrees in public health from Florida International University.

Plenary 2: Starting with Stability: How Denver Is Breaking the Homelessness-Jail Cycle

Carrie Craig

Director of Housing First and Assertive Community Treatment Services, Colorado Coalition for the Homeless

Carrie Craig has extensive experience developing programs specifically targeting high users of jails and emergency response services in Colorado and Missouri, as well as in assertive community treatment teams. At Colorado Coalition for the Homeless, she helped start the Social Impact Bond program. Craig currently serves on the Clinicians' Network Steering Committee of the National Health Care for the Homeless.

Mary Cunningham (@marykcunningham)

Vice President, Metropolitan Housing and Communities Policy, Urban Institute

Mary Cunningham's research focuses on homelessness, housing, concentrated poverty, and efforts to improve self-sufficiency and overall well-being among low-income families. She has expertise in several US Department of Housing and Urban Development homelessness and assisted housing programs, including permanent supportive housing, transitional housing, emergency shelter, Housing Choice Vouchers, Family Self-Sufficiency, HOPE VI, and the Moving to Opportunity demonstration. She directs studies examining the impact of housing vouchers on child welfare involvement, the impact of supportive housing on high-need families in the child welfare system, and a homelessness prevention program for at-risk veterans.

Britta Fisher (@brittafisher)

Chief Housing Officer, City of Denver

Britta Fisher was appointed as chief housing officer for the City and County of Denver by Mayor Michael B. Hancock in June 2018. She has been involved in affordable housing in the Denver area since 2000, serving primarily in the nonprofit sector. In April 2019, Mayor Hancock announced that Fisher would lead a new department combining the city's housing and homelessness efforts; Fisher is currently setting up the Department of Housing Stability for 2020.

Regina "Regi" Huerter

Senior Project Associate, Policy Research Associates

Regina "Regi" Huerter joined Policy Research Associates Inc. (PRA) in 2017 to provide training and technical assistance to counties engaged in the MacArthur Safety and Justice Challenge,

particularly those addressing the intersection of behavioral health and justice. Before joining PRA, she was the executive director of the Denver Office of Behavioral Health Strategies and Crime Prevention and Control Commission. Huerter began her work with youth in 1978 as a counselor in residential facilities and youth mentoring. In 1982, she began working for Metro Denver Partners, a mentoring organization. In 1991, she helped create the Gang Rescue and Support Program. She then joined the Denver District Attorney's Office in 1993, where she created and ran the Juvenile Diversion Program. After more than a decade at the district attorney's office, she left to be the CEO for Urban Peak, a youth-focused homeless housing and intervention program. In 2005, she started the Crime Prevention and Control Commission. Her work for the City and County of Denver resulted in youth and adult justice system reform across the system. Huerter holds a bachelor's degree in psychology from the University of Northern Colorado and a master's degree in Counseling from the University of Colorado. Huerter works as an adjunct faculty member for Metropolitan State University of Denver. She served on Colorado's Criminal and Juvenile Justice Commission and currently sits on the Governor's Behavior Health Transformation Council.

Sindhu Lakshmanan (@slakshmanan28)

Senior Investment Associate, Living Cities

Sindhu Lakshmanan sources, underwrites, and manages investments that seek to create economic security for people of color and leads Living Cities' pay for success work. Before Living Cities, Lakshmanan worked at the Brookings Institution's Metropolitan Policy Program and was a Teach for America Detroit corps member. Lakshmanan holds a master's degree from Georgetown University and a bachelor's degree in political science and psychology from New York University.

Ethical Methods of Using Data to Support Resident Outcomes

Nicole Manchester

Data and Analytics Manager, Stewards of Affordable Housing for the Future

Nicole Manchester manages the data collection, analysis, and data visualization efforts for various initiatives and projects at Stewards of Affordable Housing for the Future (SAHF), including the Resident Outcomes Initiative. She also leads SAHF's involvement in the Chapin Hall Collaborative.

Opening a Window of Opportunity: Why and How Enterprise Funding Matters for Rental Affordability

Allison Clark

Associate Director, Impact Investments, John D. and Catherine T. MacArthur Foundation

Allison Clark joined the John D. and Catherine T. MacArthur Foundation in 2006 to oversee investments made through Window of Opportunity, the foundation's \$150 million affordable rental housing preservation initiative. Since then, her responsibilities have expanded to include overall portfolio management for the Impact Investing program. Clark has worked in affordable housing, economic development, and commercial real estate for over 20 years. Before joining the foundation, she worked as a senior underwriting manager in the Community Lending Group (formerly the American Communities Fund) at Fannie Mae, where she underwrote and closed

more than \$150 million in debt and equity transactions for affordable housing developments. She also worked for eight years at Bank One in multiple departments, including Commercial Real Estate and Community Development Real Estate. Before moving to Chicago, she participated in the Urban Fellows Program in New York City, where she worked as a project manager at the New York City Economic Development Corporation. Clark graduated from Harvard-Radcliffe College with a bachelor's degree in government and earned a master's degree in management, with a concentration in nonprofit management and real estate, from the Kellogg Graduate School of Management at Northwestern University.

Eileen Fitzgerald

Head of Housing Affordability Philanthropy, Wells Fargo Foundation

Eileen Fitzgerald joined the Wells Fargo Foundation in 2019 after a 25-year career in the housing and community development industry. Most recently, Fitzgerald served as president and chief executive officer of Stewards of Affordable Housing for the Future (SAHF), a collaborative of nonprofits that collectively owns and operates more than 140,000 affordable rental homes nationwide with a focus on advancing creation and preservation of healthy, sustainable, and affordable rental homes for low- and moderate-income households. Before SAHF, Fitzgerald served as chief executive officer and chief operating officer with NeighborWorks America, a national organization with a network of more than 245 nonprofits that creates opportunities for people to live in affordable homes, improve their lives, and strengthen their communities. Previously, she worked at the Fannie Mae Foundation and the McAuley Institute and as the chief investment officer for single family at the Housing Investment Trust. She also served at the US Department of Agriculture's Rural Housing Service as the associate and acting administrator and held positions in Virginia and Maryland state governments. Fitzgerald is a graduate of Fordham University in New York and the Woodrow Wilson School of Public and International Affairs at Princeton University.

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. She has structured over \$700 million in financing to develop and preserve thousands of affordable units and has structured 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 Federal Housing Administration-insured debt, and the full range of state and federal grant and soft loan programs. Gould offers creativity and analytical skill to help developers and owners get the greatest value out of available resources. She also brings the communication skills to help decisionmakers fully understand the business implications of their financial choices. Grounded in the operational realities of community development, Gould works with organizations around the country to develop strategic and business plans that help them pursue their goals with clarity and efficiency. Her on-the-ground expertise also informs research on such topics as best practices in financing and managing supportive housing and outcomes for the national low-income housing tax credit portfolio at year 15.

Jeffrey Lubell

Principal Associate and Director of Housing and Community Initiatives, Abt Associates

Jeffrey Lubell is a leading authority on housing and community development. As the director of housing and community initiatives, he provides policy, program, and research expertise to assist policymakers in solving the nation's pressing affordable housing, economic inclusion and asset building, and community development challenges. A creative and outspoken thought leader, Lubell understands the important role of housing in advancing key societal outcomes, such as health, education, economic development, and environmental sustainability. He is frequently invited to share his innovative ideas for expanding the availability of affordable homes, developing alternatives to traditional homeownership, helping low-income households advance toward economic security, ensuring that families of all incomes can afford to live in growing neighborhoods near transit and job centers, and meeting older adults' housing and services needs. He writes a column, In House, for *At Home*, a quarterly e-newsletter published by Abt's housing, communities, and asset-building practice. Before joining Abt, Lubell was the executive director of the nonprofit Center for Housing Policy and, earlier, served as director of the Policy Development Division in the Office of Policy Development and Research at the US Department of Housing and Urban Development.

Deidre Schmidt

President and CEO, CommonBond Communities

Deidre Schmidt is responsible for maintaining CommonBond Communities' programmatic, administrative, and financial health. Over the last 25 years, Schmidt has worked in both the for- and nonprofit sectors in consulting, project and enterprise-level management, real estate development, investment analysis, and underwriting. Her career path has taken her to other mission-driven organizations, like Artspace Projects, the National Equity Fund, Brighton Development Corporation, the Affordable Housing Institute, and One Roof Global Consulting. Schmidt loves to help others understand the importance of affordable housing and to demystify how it is produced in the US and around the world. She was the John T. Dunlop lecturer at Harvard's Graduate School of Design and teaches at the University of Minnesota's Humphrey School of Public Affairs. Schmidt was also a Loeb fellow at the Graduate School of Design at Harvard University and a Marshall Memorial fellow for the German Marshall Fund.

Emerging Models to Increase Resident Stability

Martha Galvez (@galvezmartha)

Principal Research Associate, Urban Institute

Martha Galvez's expertise is in housing and homelessness policy, with a focus on examining how interventions aimed at improving housing stability and choice for low-income families are implemented and how they affect individuals, families, and neighborhoods. Galvez is also interested in ways to improve access to integrated housing and social service data to understand the characteristics of families living in subsidized housing, as well as the housing and service needs of vulnerable households. She has experience in mixed-methods research and has designed and managed studies involving complex administrative, survey, and qualitative data. Galvez joined Urban from the Research and Data Analysis Division of the Washington State

Department of Social and Health Services, where her work revolved around developing the state's housing research capacity. She has held positions in several state and local organizations, including the West Coast Poverty Center at the University of Washington, the Seattle Housing Authority, the New York City Department of Small Business Services, and the New York City Citizens Housing and Planning Council. Galvez earned a bachelor's degree in sociology from Wesleyan University and a master's degree in urban planning and doctoral degree in public policy and administration from New York University.

Tony Pickett (@tonypmc)

CEO, Grounded Solutions Network

Tony Pickett is a LEED-accredited professional with over 30 years of real estate experience in planning, financing, and implementation of large-scale urban redevelopment initiatives. Before the Grounded Solutions Network, Pickett worked at the Urban Land Conservancy leading efforts to plan, finance, and construct multiple equitable transit-oriented development initiatives. Pickett's work has been described by collaborators as innovative and thoughtful about how to achieve equitable outcomes in a comprehensive and cross-disciplinary manner.

Dawone Robinson (@dawonerobinson)

Northeast/Mid-Atlantic Director of Energy Affordability, Natural Resources Defense Council

Dawone Robinson advocates for strengthening energy efficiency policies affecting renters and low-income residents as part of the Natural Resources Defense Council's Energy Efficiency for All initiative. Robinson has a doctoral degree from Drake University Law School.

Ellen Sahli (@sahliellen)

President, Family Housing Fund

Ellen Sahli uses her deep housing experience to lead the Family Housing Fund and advance comprehensive housing solutions regionally. Before joining the Family Housing Fund, Sahli worked for the City of Chicago, where her projects included developing the nationally recognized Chicago Neighborhood Stabilization Program, cutting-edge foreclosure prevention strategies, and innovative multifamily preservation programs.

Stacie Young

Director, The Preservation Compact

Stacie Young directs the Preservation Compact, a collaborative effort to stem the loss of affordable rental housing in Cook County. In this role, Young coordinates policy and programmatic initiatives to further rental preservation, from energy retrofits and data analysis to property taxes and government processes.

Strategies to Foster Resident Well-Being

Jane Graf

President and CEO, Mercy Housing

Jane Graf has more than 35 years of affordable housing development experience. She joined Mercy Housing as president of California in 1992. While in this role, Mercy Housing's portfolio grew from 706 units to 7,434 units—a tenfold increase. She was then named president of the western region in 1999, responsible for the growth of Mercy Housing in California, Idaho, and Washington. In this role, she oversaw the development of more than 12,000 affordable housing units. In 2011, she became Mercy Housing's chief operating officer, responsible for all of the organization's five geographic regions covering 19 states. In 2013, she was named president, and in 2014 she became president and CEO. Graf came to Mercy Housing with significant experience in nonprofit housing development. She started her career in Oregon in 1978, addressing housing issues affecting people with disabilities, and in 1981 she founded Specialized Housing Inc. In 1987, Graf joined Catholic Charities of the Archdiocese of San Francisco as director of housing development. She doubled its production of affordable housing over six years and was responsible for the development of one of the first low-income housing tax credit program properties in San Francisco, Peter Claver Community, just months after the program became operational. Graf received a master's degree in public affairs from the University of Oregon and a bachelor's degree in sociology from the University of Minnesota.

Mary Howard

Chief Resident Services Officer, Chicago Housing Authority

Mary Howard is responsible for implementing two-generation programs that foster economic independence, increase earning power, support academic achievement, and enhance housing stability and quality of life for residents. Since joining the Chicago Housing Authority (CHA), Howard has developed and strengthened programming to include evidenced-based models that have led to over 7,000 job placements for adults and more than 8,000 paid work experiences for youths; assisted in the creation and launch of CHA's nonprofit affiliate, Springboard 2 Success; and has designed and implemented research-based programming, such as Housing Opportunities and Services Together with the Urban Institute and the groundbreaking advance earned income tax credit pilot. Howard is a board member of Springboard 2 Success and the Chicago Continuum of Care. She has more than 30 years of experience in management, program design, evaluation, coaching, and training within the nonprofit and housing service industries. She has worked on issues that affect vulnerable populations, such as addiction, homelessness, domestic violence, and sexual assault, and has implemented various workforce development, housing, and antipoverty programs. Howard is a licensed clinical professional counselor in Illinois and earned a doctoral degree in psychology from Capella University.

Andrew Lofton

Executive Director, Seattle Housing Authority

Andrew Lofton leads the Seattle Housing Authority's strategic planning and day-to-day operations. Before his promotion to executive director, he was deputy executive director, finance and administration, for more than eight years. As deputy executive director, Lofton

oversaw Seattle Housing's human resources, information technology, finance and budget, and Housing Choice Voucher functions, including the development and management of the agency's annual budget. Since becoming executive director, Lofton has focused the housing authority on serving more people, creating support and opportunity for residents to achieve self-sufficiency, building better communities, and creating appropriate living environments for all residents. During Lofton's more than 40 years of public service, his many leadership positions have included chief of departmental operations for Mayor Greg Nickels, deputy superintendent for customer service with Seattle City Light, deputy chief of staff for Mayor Norm Rice, and budget director for the City of Seattle. He also served as deputy director for the Washington State Department of Community, Trade, and Economic Development. Lofton received his bachelor's degree from the University of Puget Sound and did his graduate work in urban planning at the University of Washington.

Andrea Ponsor

COO and Executive Vice President for Policy, Stewards of Affordable Housing for the Future

Andrea Ponsor leads Stewards of Affordable Housing for the Future's (SAHF's) policy efforts, working with Congress, the US Department of Housing and Urban Development, and other federal and state agencies to build support and remove barriers to the preservation and production of high-quality, affordable rental housing. Ponsor has 15 years of experience in the fields of housing and community development and joined SAHF as executive vice president in 2016. Before joining SAHF, Ponsor served as the federal policy director for Local Initiatives Support Corporation, where she led housing policy efforts. Previously, she was a principal at Hessel, Aluise and Neun P.C., a boutique law firm with a national affordable housing practice, where she represented lenders, developers, and management agents in affordable housing transactions and policy matters. Ponsor began her career as an attorney with the US Department of Housing and Urban Development in Atlanta, Georgia, where she focused on multifamily mortgage closings, property disposition, program enforcement, and fair housing. Ponsor holds a doctoral degree from the University of Florida College of Law and a bachelor's degree in economics from Tulane University.

Susan J. Popkin (@sjpopkin)

Institute Fellow and Director of the HOST Initiative, Urban Institute

Susan J. Popkin is both director of the Urban Institute's Program on Neighborhoods and Youth Development and a senior fellow in the Metropolitan Housing and Communities Policy Center. A nationally recognized expert on assisted housing and mobility, Popkin directs a research program that focuses on how neighborhood environments affect outcomes for youth and conducts evaluations of complex community-based interventions. She is the director of the HOST Demonstration and HOST Network and coprincipal investigator for the evaluation of the Annie E. Casey Foundation's Family-Centered Community Change Initiative. Popkin is the author of the new book *No Simple Solutions: Transforming Public Housing in Chicago*, coauthor of the award-winning *Moving to Opportunity: The Story of an American Experiment to Fight Ghetto Poverty*, lead author for the book *The Hidden War: Crime and the Tragedy of Public Housing in Chicago*, and coauthor of *Public Housing and the Legacy of Segregation*.

Bob Simpson (@bobsimpson42)

Vice President, Affordable and Green Financing, Fannie Mae

Bob F. Simpson is responsible for Fannie Mae's multifamily affordable debt and equity business lines and its green financing platform. He is also responsible for guiding the company's long-term affordable rental housing strategy and meeting the company's Duty to Serve regulatory requirements to increase affordable rental housing in our nation's most underserved markets. From 2010 until appointment to his current position in March 2015, Simpson held various officer positions throughout the company's multifamily mortgage business, including priority borrower relationships, seniors' housing, structured finance, and small-loan lending. Before that, he served as Fannie Mae's vice president of community lending and development, where he was responsible for strategic initiatives and investment efforts in underserved rural, Native American, and Gulf Coast markets affected by Hurricane Katrina. Before joining Fannie Mae in 2000, Simpson spent seven years as a special assistant for Senate Minority Leader Tom Daschle, focusing on economic development and telecommunications policy.

Catalyzing and Sustaining the Change We Need with a Racial Equity Lens

David Alade (@100partners)

Cofounder and Managing Partner, Century Partners

David Alade founded Century Partners in 2014 after eight years of investment banking in New York City. Century Partners helps Detroit develop high-quality, accessible housing options within the city's neighborhoods. Century Partners is leading the largest neighborhood revitalization program in America, rehabbing 100 homes and 200+ vacant lots within a quarter square mile footprint.

Arthur Jemison

Group Executive for Housing, Planning, and Development, City of Detroit

Arthur Jemison led Detroit's Housing and Revitalization Department as its director since he was recruited by Mayor Duggan in early 2014. During that time, Jemison has worked with developers to create more than 1,500 new affordable housing units and has preserved hundreds more units that were soon to see their affordability status expire. Jemison also led the development of a comprehensive citywide strategy to meet the housing needs of low-income residents and implemented new strategies to address homelessness in Detroit. In his new role as group executive, Jemison will be responsible for expanding, coordinating, and increasing collaboration among key city departments and agencies. Jemison works to encourage city departments to coordinate in new ways to better serve the needs of residents and foster revitalization in the city. Jemison will lead Detroit's efforts to coordinate with the independent agencies the city works with most closely, including the Detroit Land Bank Authority, Detroit Housing Commission, and the Bridging Neighborhoods program.

Jeremy Lewis

Commercial Corridor Manager, Live6 Alliance

Jeremy Lewis began his career at CNN after graduating from Hampton University, where he majored in mass media studies with a media sales concentration. After that, his career took him to WeatherBug, the *Chicago Tribune*, and the Weather Channel. He later joined the Osborn Neighborhood Alliance (ONA) team and led efforts to improve the area small business ecosystem. In this role, he combined his experiences creating business solutions and his passion for community impact. After scaling the Osborn Business Association, he joined the Detroit Regional Chamber as the director of national commerce group business development, managing business solutions focused on small and medium-sized businesses nationally. He is currently completing his master of community development at the University of Detroit Mercy. He serves on the boards of ONA and Original Creativity and is a Soulcial Scene partner.

Alanna McCargo

Vice President, Housing Finance Policy, Urban Institute

Alanna McCargo is vice president for housing finance policy at the Urban Institute, where she focuses on management, development, and strategy for the Housing Finance Policy Center, including the cultivation of innovative partnerships within Urban and with external stakeholders. McCargo has over 20 years of experience in housing finance, policy, and financial services. She has worked in the private, public, and nonprofit sectors on programs, policies, and research to improve access to housing and mortgage finance. Before joining Urban, McCargo was head of CoreLogic Government Solutions, working with federal and state government agencies, regulators, government-sponsored enterprises, think tanks, and universities to deliver custom data, analytics, and technology solutions to support housing and consumer policy research. Previously, McCargo held leadership roles with Chase and Fannie Mae, managing portfolios, policy efforts, and mortgage servicing transformation and alignment. From 2008 to 2011, she was an agent of the US Treasury Department on housing programs such as Making Home Affordable and Hardest Hit Funds, working with industry stakeholders on the recovery. McCargo serves on nonprofit boards and committees, focusing on her passion for helping underserved populations with financial literacy, economic stability, and housing security. She works with Doorways for Women and Families, Women in Housing and Finance, and DC Habitat for Humanity. McCargo has a bachelor's degree in communications from the University of Houston, a master's degree in business administration from the University of Maryland, and an executive certificate in nonprofit management from Georgetown University's McCourt School of Public Policy.

Lynn Ross (@mslynnross)

Founder and Principal, Spirit for Change Consulting

Lynn M. Ross works nationally and across sectors with organizations to create and sustain equitable policies, practices, and places. The work of Spirit for Change takes many forms, including serving as the lead consultant to the John S. and James L. Knight Foundation on the national Reimagining the Civic Commons multiyear demonstration, as well as the Knight Public

Spaces Forum; partnering with the City of Akron, Ohio, to establish a new Office of Integrated Development; and developing and delivering bespoke workshops on a range of topics for clients. Dedicated to serving mission-driven organizations, Ross has over 17 years of multisector experience, including senior leadership roles at the John S. and James L. Knight Foundation, the US Department of Housing and Urban Development, the Urban Land Institute, National Housing Conference and Center for Housing Policy, and the American Planning Association. Her core expertise is in evidence-based policymaking, housing affordability, urban planning, equitable community development, and organizational change. In 2019, Ross was named one of 50 women of influence by the Royal Town Planning Institute's *The Planner* magazine. A frequent speaker and award-winning author, Ross holds a master's degree in regional planning from Cornell University and a bachelor's degree in community and regional planning from Iowa State University. Ross serves on the Advisory Committee for National Initiative on Mixed-Income Communities and the Spaces & Places Organizing Committee. From 2017 to 2019, she served as cochair of the Planning for Equity Policy Guide Working Group at the American Planning Association. Ross was honored with the 2009 Design Achievement Award from the Iowa State University College of Design and the 2016 Outstanding Young Alumni Award from the Iowa State University Alumni Association.

Framing Affordable Housing: Narratives That Expand Support

Moira O'Neil (@moneil75)

Vice President of Research Interpretation, FrameWorks Institute

Moira O'Neil leads FrameWorks' efforts to interpret and share communications science with the nonprofit sector so it can more effectively drive social change.

Stability Design Labs

Martha Galvez

Principal Research Associate, Urban Institute

Martha Galvez's expertise is in housing and homelessness policy, with a focus on examining how interventions aimed at improving housing stability and choice for low-income families are implemented and how they affect individuals, families, and neighborhoods. Galvez is also interested in ways to improve access to integrated housing and social service data to understand the characteristics of families living in subsidized housing, as well as the housing and service needs of vulnerable households. She has experience in mixed-methods research and has designed and managed studies involving complex administrative, survey, and qualitative data. Galvez joined Urban from the Research and Data Analysis Division of the Washington State Department of Social and Health Services, where her work revolved around developing the state's housing research capacity. She has held positions in several state and local organizations, including the West Coast Poverty Center at the University of Washington, the Seattle Housing Authority, the New York City Department of Small Business Services, and the New York City Citizens Housing and Planning Council. Galvez earned a bachelor's degree in sociology from Wesleyan University and a master's degree in urban planning and doctoral degree in public policy and administration from New York University.

Well-Being Design Labs

Erika C. Poethig (@erika_poethig)

Vice President and Chief Innovation Officer, Urban Institute

Erika C. Poethig is vice president and chief innovation officer at the Urban Institute. She leads the Research to Action Lab, an innovation hub serving decisionmakers and creative thinkers eager to effect social change. The lab draws on the breadth and depth of Urban's research insights to test new strategies; develop cutting-edge tools, programs, and trainings; and provide strategic advice to public, philanthropic, nonprofit, and private-sector leaders. Before joining Urban, Poethig was acting assistant secretary for policy, development, and research at the US Department of Housing and Urban Development. During her tenure in the Obama administration, she was also deputy assistant secretary for policy development and was a leading architect of the White House Council for Strong Cities and Strong Communities. At the MacArthur Foundation, she was associate director for housing. She was also assistant commissioner for policy, resource, and program development at the City of Chicago's Department of Housing. In the 1990s, she developed Mayor Richard Daley's campaign to combat predatory lending, prevent foreclosures, and stabilize communities. Previously, she was associate project director of the Metropolis Project, which produced the Metropolis 2020 agenda for regional leadership around the major issues faced by the metropolitan Chicago area. Poethig serves on the boards of Mercy Housing and the College of Wooster.

Racial Equity Design Labs

Ianna Kachoris (@ikachoris)

Senior Director of Policy and Advocacy, The Chicago Community Trust

Ianna Kachoris leads the Chicago Community Trust's local, state, and federal policy strategy. Previously, Kachoris was director of strategy, research initiatives, and philanthropic partnerships for the University of Chicago Office of Civic Engagement. In this role, she was responsible for guiding strategic program direction and securing financial resources for the office's civic engagement programs. Kachoris served as a senior program officer with the John D. and Catherine T. MacArthur Foundation, overseeing the foundation's multiyear, \$25 million How Housing Matters to Families and Communities housing policy and research initiative. She also led the foundation's engagement with other foundations to sustain and expand resources for housing efforts nationally, including as cofounder of Funders for Housing and Opportunity. Before the MacArthur Foundation, Kachoris led the Pew Charitable Trusts' Economic Mobility Project, overseeing its research agenda, publications, and communications strategy. She has also served as senior policy advisor on economic development to Senator Edward M. Kennedy and held positions with the Fannie Mae Foundation, the Metropolitan Planning Council, and the US Department of Health and Human Services. Kachoris earned a master's degree in public policy from the University of Chicago Harris School of Public Policy and has a bachelor's degree in sociology from Emory University.

Lynn Ross (@mslynnross)

Founder and Principal, Spirit for Change Consulting

Lynn M. Ross is the founder and principal of Spirit for Change Consulting LLC, where she works nationally and across sectors with organizations to create and sustain equitable policies, practices, and places. The work of Spirit for Change takes many forms, including serving as the lead consultant to the Knight Foundation on the national Reimagining the Civic Commons multiyear demonstration, as well as the Knight Public Spaces Forum; partnering with the City of Akron, Ohio, to establish a new Office of Integrated Development; and developing and delivering bespoke workshops on a range of topics for clients. Dedicated to serving mission-driven organizations, Ross has over 17 years of multisector experience, including senior leadership roles at the Knight Foundation, the US Department of Housing and Urban Development, the Urban Land Institute, National Housing Conference and Center for Housing Policy, and the American Planning Association. Her core expertise is in evidence-based policymaking, housing affordability, urban planning, equitable community development, and organizational change. In 2019, Ross was named one of 50 women of influence by the Royal Town Planning Institute's *The Planner* magazine. A frequent speaker and award-winning author, Ross holds a master's degree in regional planning from Cornell University and a bachelor's degree in community and regional planning from Iowa State University. Ross serves on the Advisory Committee for National Initiative on Mixed-Income Communities and the Spaces & Places Organizing Committee. From 2017 to 2019, she served as cochair of the Planning for Equity Policy Guide Working Group at the American Planning Association. Ross was honored with the 2009 Design Achievement Award from the Iowa State University College of Design and the 2016 Outstanding Young Alumni Award from the Iowa State University Alumni Association.

Developing Woodlawn Park: A Tour with Preservation of Affordable Housing

Felicia Dawson

Vice President of Strategic Partnerships, Preservation of Affordable Housing

Felicia Dawson works as a liaison between the Preservation of Affordable Housing's development team and property management on community and resident engagement. Dawson is responsible for supervising the Woodlawn Resource Center, a community center offering free social service support and workforce training for this South Side community and is working to duplicate the success of the Woodlawn Resource Center across the organization's portfolio.

Bill Eager

Vice President, Chicago Area, Preservation of Affordable Housing

Bill Eager oversees all multifamily development activity for Preservation of Affordable Housing's Chicago office and leads the company's implementation of a \$30.5 million Choice Neighborhoods initiative in the Woodlawn Community. He supervises project managers during development, from acquisition to completion of construction and lease-up, including financial analysis, design and construction, on-time and on-budget closings, and full lease-up.

Innovation in Design Housing and Permanent Supportive Housing: Milwaukee Avenue Apartments Tour

Lindsey Haines

Vice President of Real Estate Development, Full Circle Communities Inc.

Lindsey Haines works with service providers and community partners to generate new development opportunities. She is responsible for taking current developments from inception to lease-up. Before joining Full Circle, Haines worked with several nonprofit organizations on housing and community development issues.

Malissa Rainey

Regional Property Supervisor, Full Circle Communities Inc.

Malissa Rainey started her career in affordable housing in 2005 and has worked in both the public and private industries of affordable housing. Before entering the affordable housing field, Rainey worked as a community organizer.

More Than Economic Success: How Can We Measure Mobility from Poverty?

Keith Fudge (@keithfudge)

Policy Program Manager, Urban Institute

Keith Fudge manages a body of work focused on increasing mobility from poverty. He managed the Evidence-Based Policymaking Collaborative, providing insight into strategies for applying evidence to the policymaking process. Previously, Fudge worked at the US Department of Housing and Urban Development and for the White House Council on Strong Cities, Strong Communities.

Tracey Rutnik

Director of Program Development, Urban Institute

Tracey A. Rutnik is director of program development in the Urban Institute's Research to Action Lab. The lab draws on the breadth and depth of Urban's research insights to test new strategies; develop cutting-edge tools, programs, and trainings; and provide strategic advice to public, philanthropic, nonprofit, and private-sector leaders. Rutnik has more than 20 years of experience at the intersection of policy and practice in the charitable sector, applying innovative strategies to engage funders, practitioners, and policymakers and equip them with knowledge and best practices to improve program design and delivery.

A Conversation with Chicago Mayor Lori Lightfoot

Emily Badger (@emilybadger)

Reporter, New York Times

Emily Badger is a writer covering cities and urban policy for The Upshot at the *New York Times*. She writes frequently about urban planning, housing, transportation, poverty, and inequality—and why we can't understand any of these topics without considering the others. She's particularly interested in how technology will change the way we move around cities, why the

design of cities matters for economic mobility, and what it will mean for all of us to live in an increasingly urban world. Badger holds a bachelor's degree in journalism from Northwestern University and a master's degree in nonfiction writing from Johns Hopkins University.

Lori Lightfoot

Mayor, City of Chicago

Lori E. Lightfoot became the 56th mayor of the City of Chicago in May 2019. Mayor Lightfoot came to city hall following a career as a manager, advocate, and reform expert, with extensive experience working at the city and federal levels to make government more accountable and accessible. Before taking office, she served as a senior equity partner in the Litigation and Conflict Resolution group at Mayer Brown LLP. While at Mayer Brown, Mayor Lightfoot took on two critical tasks for the City of Chicago: chairing the Police Accountability Task Force and serving as president of the Chicago Police Board. She received a bachelor's degree from the University of Michigan and a doctoral degree from the University of Chicago Law School.

Closing Plenary: Galvanizing New Actors for Housing Collaboration

Emily Badger (@emilymbadger)

Reporter, New York Times

Emily Badger is a writer covering cities and urban policy for The Upshot at the *New York Times*. She writes frequently about urban planning, housing, transportation, poverty, and inequality—and why we can't understand any of these topics without considering the others. She's particularly interested in how technology will change the way we move around cities, why the design of cities matters for economic mobility, and what it will mean for all of us to live in an increasingly urban world. Badger holds a bachelor's degree in journalism from Northwestern University and a master's degree in nonfiction writing from Johns Hopkins University.

Allison Clark

Associate Director, Impact Investments, John D. and Catherine T. MacArthur Foundation

Allison Clark joined the John D. and Catherine T. MacArthur Foundation in 2006 to oversee investments made through Window of Opportunity, the foundation's \$150 million affordable rental housing preservation initiative. Since then, her responsibilities have expanded to include overall portfolio management for the Impact Investing program. Clark has worked in affordable housing, economic development, and commercial real estate for over 20 years. Before joining the foundation, she worked as a senior underwriting manager in the Community Lending Group (formerly the American Communities Fund) at Fannie Mae, where she underwrote and closed more than \$150 million in debt and equity transactions for affordable housing developments. She also worked for eight years at Bank One in multiple departments, including Commercial Real Estate and Community Development Real Estate. Before moving to Chicago, she participated in the Urban Fellows Program in New York City, where she worked as a project manager at the New York City Economic Development Corporation. Clark graduated from Harvard-Radcliffe College with a bachelor's degree in government and earned a master's degree in management, with a concentration in nonprofit management and real estate, from the Kellogg Graduate School of Management at Northwestern University.

Marian Wright Edelman

Founder and President Emerita, Children's Defense Fund

Marian Wright Edelman has been an advocate for disadvantaged Americans for her entire professional life. A graduate of Spelman College and Yale Law School, Edelman was the first black woman admitted to the Mississippi Bar and directed the NAACP Legal Defense and Educational Fund office in Jackson, Mississippi. She has received over a hundred honorary degrees and many awards, including the Albert Schweitzer Humanitarian Prize; the Heinz Award; a MacArthur Foundation Prize Fellowship; the Presidential Medal of Freedom, the nation's highest civilian award; and the Robert F. Kennedy Lifetime Achievement Award for her writings. Those writings include *Families in Peril: An Agenda for Social Change*; *The Measure of Our Success: A Letter to My Children and Yours*; *Lanterns: A Memoir of Mentors*; *I'm Your Child, God: Prayers for Our Children*; *I Can Make a Difference: A Treasury to Inspire Our Children*; and *The Sea Is So Wide and My Boat Is So Small: Charting a Course for the Next Generation*.

Mary Haddad

President and CEO, Catholic Health Association of America

Mary Haddad represents the largest group of nonprofit health providers in the nation. She leads the Catholic Health Association of America's program and advocacy initiatives to promote community well-being; address social determinants of health; reduce health disparities; protect Medicaid, Medicare, and vital safety net programs; and create a just health system that works for everyone, particularly vulnerable and low-income people. Haddad received a master's degree in business administration from the University of St. Thomas in St. Paul, Minnesota, and a master's degree in social work from Saint Louis University. She serves on the board of Mercy Housing.

Dylan Hayre

Senior Policy Advisor, JustLeadershipUSA

Dylan Hayre helps build, assess, and guide advocacy, political, and policy strategies across JustLeadershipUSA's campaigns and initiatives. Combining his experience in grassroots advocacy, litigation, and policy analysis, Hayre works to ensure that directly affected communities are the leading force in criminal justice reform. Previously, Hayre served as a prosecutor, defense attorney, and community organizer. After serving as a prosecutor, Hayre opened a law practice, Lawyer for Soldiers, to represent veterans in civil and criminal litigation and to advocate for justice reforms affecting veterans. He briefly stepped away from law to run for state Senate, and despite losing the general election, he used his campaign to elevate criminal justice, public education, and housing reform issues. He then brought his law practice into a firm, where he continued work on veterans issues and helped organize legal advocacy efforts to support reform in the criminal justice and immigration systems.

Julia Stasch

Past President, John D. and Catherine T. MacArthur Foundation

Julia Stasch served as president of the John D. and Catherine T. MacArthur Foundation between 2014 and 2019. Stasch narrowed the foundation's focus for greater impact. She

advanced the notion of “big bets,” or significant and urgent investments to achieve transformative change in areas of profound concern. She also led the creation of 100&Change, a groundbreaking global competition for a single \$100 million grant to enable real and measurable progress in solving a critical problem of our time. Stasch standardized and implemented a more rigorous process for developing and evaluating grantmaking strategies, and she changed how the foundation staffs its programs by instituting a collaborative, team-based structure that brings together the diverse expertise and needed capacities to each field of MacArthur’s work. As part of living the foundation’s mission of a more just, verdant, and peaceful world, Stasch charged MacArthur staff to lead with a commitment to justice in grantmaking and operations through the Just Imperative.

Channeling Equity for Equity: A Local Look at Capital Flows

Charlie Corrigan

Head of Midwest Philanthropy, JPMorgan Chase Foundation

Charlie Corrigan manages grantmaking activities in Wisconsin and Illinois related to the JPMorgan Chase Foundation’s mission of supporting economic opportunity and creating more widely shared prosperity. The four priority areas for this approach include workforce readiness, small business expansion, financial capability, and community development. Before joining JPMorgan Chase, Corrigan led programs and research activities at nonprofit organizations focused on affordable housing and homeless services, including Building Changes and the Corporation for Supportive Housing. Corrigan is a graduate of Georgetown University, the University of Chicago, and the Leadership Greater Chicago Fellows program.

Collete English Dixon

Executive Director of the Marshall Bennett Institute of Real Estate, Roosevelt University

Collete English Dixon has more than 30 years in investment management with a focus on commercial real estate investing. Before her current role at Roosevelt University, she was executive director, transactions, for PGIM Real Estate (formerly PREI), a business unit of Prudential Financial, and coleader of PREI’s National Investment Dispositions program. In that role, she oversaw the sale of more than 200 investment properties located throughout the US, with a total value of more than \$8.7 billion, on behalf of PREI’s investment funds. Before that, English Dixon was responsible for sourcing more than \$2.75 billion of wholly owned and joint venture real estate investment opportunities in the Midwestern markets covering all property types, including office, multifamily, hotel, industrial, and retail. English Dixon’s experience also includes property development and asset management. She is a past president of CREW Network, a past chair of the CREW Network Foundation, a past president of CREW Chicago, a full member of the Urban Land Institute, and the 2016–19 chair of the UDMU Council/Purple. She is a member of the Board of Directors and chair of the Investment Committee for the Housing Partnership Equity Trust, a member of the Board of Directors for BDREX and a member of its Audit and Governance committees, a board member of the Chicago Forum of the International Women’s Forum, and a member of the Board of Directors of the Oak Park River Forest Food Pantry.

Kristin Faust

President, Neighborhood Housing Services of Chicago

Kristin Faust joined Neighborhood Housing Services (NHS) of Chicago as president in October 2014. Faust provides visionary and creative leadership to address the changing needs of the communities and populations served by the organization. Additionally, she oversees financial and fiscal management of the organization and diversifies the company's lines of business and programs and funding sources to ensure its ongoing success. She inherited an organization with a 40-year track record of serving over 200,000 clients, funding nearly \$600 million in loans and creating nearly 35,000 new homeowners. Before joining NHS, Faust was the chief credit officer at Partners for the Common Good in Washington, DC. In that position, she oversaw a \$27 million loan fund and used collaborative strategies to co-lend with more than 35 community development financial institution lending partners across the county. Before that, Faust spent five years as president of the Enterprise Community Loan Fund, providing strategic leadership for a \$250 million financial institution specializing in acquisition and predevelopment financing for developers of affordable housing. Faust came to NHS with nearly 15 years of community banking experience in Chicago, having risen to the position of senior vice president and division head for Community Development at LaSalle National Bank. She was named a mayor's fellow for the City of Chicago and a member of *Crain's Chicago Business* 40 under 40 and is a recent graduate of the inaugural class of the Citi Leadership Program for Opportunity Finance.

Brett Theodos

Senior Fellow, Urban Institute

Brett Theodos directs the Community Economic Development Hub at the Urban Institute, where he is a senior fellow in the Metropolitan Housing and Communities Policy Center. His work focuses on economic and community development, neighborhood change, affordable homeownership, consumer finance, and program evaluation and learning. Examples of his economic and community development research include evaluations of the Economic Development Administration, the new markets tax credit program, small business loan and investment programs, Opportunity Zones, and the US Department of Housing and Urban Development's Community Development Block Grant and Section 108 programs. He studies how capital flows (or fails to flow) into communities and the roles of mission finance actors like community development financial institutions. He is investigating the effects of several large place-based initiatives and has led several studies of affordable homeownership supports, including shared equity models like community land trusts, along with research on down payment assistance and alternative financing structures. In the financial services and capability space, he has led multiple studies of financial coaching, financial education curriculum, and rules of thumb for financial decisionmaking. He has explored the geography of debt in America and the use of high-cost tax refund products. Theodos is also working to grow nonprofit capacity in evaluation and performance measurement. He codirects Measure4Change, which provides technical assistance and facilitates a community of practice for nonprofits. Related to this work, he has led three randomized controlled trial evaluations of locally based youth workforce and education preparedness programs. Theodos received his bachelor's degree from Northwestern University and his master's degree from Georgetown University.

William W. Towns

Executive Director, Benefit Chicago

William W. Towns is a scholar, activist, and practitioner dedicated to helping solve civic and urban issues at the structural level. He directs Benefit Chicago, a collaboration between the Chicago Community Trust, the MacArthur Foundation, and Calvert Impact Capital, mobilizing \$100 million in impact investments targeting the social enterprise sector in the Chicago region. Towns came to Benefit Chicago from the University of Chicago, where he was an assistant vice president and led the Office of Civic Engagement's anchor strategy, which sought to understand how a university could support equitable economic change. Towns serves on numerous boards and committees within the housing, health care, banking, and education sectors, including the Chicago Community Land Trust board and the Advisory Council on Agriculture, Small Business, and Labor for the Federal Reserve Bank of Chicago. He is a frequent speaker on topics ranging from impact investing, corporate social innovation, women in the workplace, and civic engagement. Towns is an adjunct lecturer of social impact at the Kellogg School of Management at Northwestern University. He received a bachelor's degree from Loyola University Chicago, a master's degree from the University of Notre Dame, and a doctoral degree from Benedictine University.

Leveraging Land Use for Fair and Affordable Housing

Solomon Greene (@metrosolomon)

Senior Fellow, Urban Institute

Solomon Greene is a senior fellow in the Research to Action Lab and the Metropolitan Housing and Communities Policy Center at the Urban Institute. His research focuses on how land-use and housing policy can improve access to opportunity and how data and technology can support more inclusive urban development. Before joining Urban, Greene was a senior adviser at the US Department of Housing and Urban Development (HUD), where he helped develop a new federal regulation to reduce residential segregation and promote regional housing opportunities. He was also HUD's principal adviser on the United Nations process for setting global sustainable development goals. Before that, Greene was a senior program officer at the Open Society Foundations, where he managed the foundation's grants and programs on affordable housing, community development, and fair access to credit. He also launched and led the Neighborhood Stabilization Initiative, the nation's first and largest philanthropic initiative to address the impacts of the foreclosure crisis on low-income communities. Greene has been a law fellow at the New York University Furman Center, an adjunct professor at New York University Wagner, a law clerk for the Honorable Dorothy W. Nelson on the US Court of Appeals for the Ninth Circuit, and a litigation associate at Munger, Tolles & Olson. Greene serves on the board of the National Housing Law Project and has served on the board of the Neighborhood Funders Group. Greene received his bachelor's degree from Stanford University, his master's degree from the University of California, Berkeley, and his doctoral degree from Yale Law School.

Tram Hoang

Policy Advocate, The Alliance for Metropolitan Stability

Tram Hoang joined the Alliance for Metropolitan Stability in July 2019. Hoang holds a master's degree in urban and regional planning from the Humphrey School of Public Affairs at the University of Minnesota, where she was a Charles R. Krusell fellow in community development at the Center for Urban and Regional Affairs. She has served on the board of Depave, a radical placemaking organization, the Multnomah County Public Health Advisory Board, and the Asian Pacific Islander Community Leadership Institute. She has also worked at the Welcome Home Coalition, a group of organizations that effectively advocated for inclusionary housing and housing policies, such as Portland's construction excise tax, and successfully led Portland's first-ever \$258 million affordable housing bond. Throughout her two years in Minneapolis, she has worked with Hope Community, the Metropolitan Consortium of Community Developers, the Make Homes Happen coalition, and she most recently worked on the Residential Real Estate team for the City of Minneapolis's Community Planning and Economic Development Department. She was also an at-large member of the Alliance for Metropolitan Stability board. She believes equitable development and community benefit are made possible by strong community organizing and effective narrative framing.

Marisa Novara

Commissioner, Department of Housing, City of Chicago

Marisa Novara was appointed commissioner of the Chicago Department of Housing by Mayor Lori E. Lightfoot in June 2019. Before joining the department, Novara served as a policy director for Mayor Lightfoot's transition team and was vice president of the Metropolitan Planning Council. During her eight-year tenure at the Metropolitan Planning Council, Novara designed and managed the cost of segregation project, a 2017 study that concluded how decades-old patterns of racial and economic segregation cost the Chicago region an estimated \$4.4 billion in additional income each year. She also led the subsequent creation of the region's first comprehensive guide to a more racially equitable future, among other reports, studies, and articles.

Christopher Ptomey

Executive Director, Terwilliger Center for Housing, Urban Land Institute

Christopher Ptomey has served as executive director of the Urban Land Institute's Terwilliger Center for Housing since 2018. The center leverages the knowledge and experience of the Urban Land Institute's membership to advance residential development and housing affordability through research, local and national convenings and consultations, and the Jack Kemp and Robert Larson awards programs, which highlight innovative and best practices for improving housing affordability. In addition to his work at the Urban Land Institute, Ptomey currently serves the boards of the Grounded Solutions Network and the National Housing Conference. Before joining the center, Ptomey led Habitat for Humanity International's US government relations and advocacy team for more than a decade. He also served as federal liaison for the Texas Department of Housing and Community Affairs and as a senior legislative adviser to Representative Michael "Mac" Collins of Georgia. Ptomey holds a bachelor's degree from Haverford College and a doctoral degree from George Mason University, as well as a Tennessee law license.