

Breaking the Homelessness-Jail Cycle with Housing First: Results from the Denver Supportive Housing Social Impact Bond Initiative

Speaker Biographies

Michael B. Hancock is Denver's 45th mayor, and second African American to hold this position. Raised in the Mile High City since 10 months old, his passion for Denver and its people continue to drive the work that he and his Administration do each day. With an equity-focused approach, Mayor Hancock has prioritized investing in the city's children and youth, started record investment in affordable housing and tripled funding for services for those experiencing homelessness, hired more police and firefighters to keep city residents safe, and embraced technology as a Smart City to make government resources work smarter and more impactfully for residents. Mayor Hancock continues to push Denver forward as a global leader and has secured 16 direct international flights positioning the city to do business all over the world and create jobs here in the city. Under Mayor Hancock's leadership, Denver has become known as a top U.S. city for startups, especially minority and women-owned businesses, one of the best places to live and is working to make sure that all residents, no matter which background they represent, can experience the success that Denver has experienced.

Dr. Carl Clark is the President and Chief Executive Officer of the Mental Health Center of Denver. Dr. Clark leads the organization by "focusing on what people can do, not what they can't do." He has dedicated his career to improving the well-being of the Denver community and beyond through a focus on health promotion, well-being, resilience, and recovery across the lifespan. Under the leadership of Dr. Clark, the Mental Health Center of Denver is powering the pursuit of well-being, delivering strengths-based, person-centered, culturally responsive services. In 2018, the Mental Health Center of Denver was named a finalist for a World Changing Idea Award from Fast Company Magazine and the same year won the Excellence in Behavioral Healthcare Management Award from the National Council for Behavioral Health. In 2021, the Mental Health Center of Denver was named a National Top Workplace and a Top Employer in Healthcare by DiversityJobs.com and has been a Denver Post Top Workplace for nine years running.

Mary Cunningham is vice president for metropolitan housing and communities policy at the Urban Institute, where her research focuses on homelessness, housing, concentrated poverty, and efforts to improve family 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. From 2005 to 2008, Cunningham launched and directed the Homeless Research Institute, the research and education arm of the National Alliance to End Homelessness. She

also cochaired a research council on homelessness comprising nationally recognized academics and policy researchers. She also authored numerous reports, including A Research Agenda for Ending Homelessness and Homelessness Counts. Cunningham has an MPP from Georgetown University.

Margaret Danuser is the Deputy CFO for the City and County of Denver and has served in this role since 2017. Her work involves directing and supporting Mayoral and the Department of Finance's objectives, and in coordination with the CFO, providing oversight of departmental leadership, strategic initiatives and complex projects. This is her second stint at the City, having overseen the administration and issuance of the City and Airport's \$6 billion bond portfolio from 2007-2010. Ms. Danuser worked for the Colorado Housing and Finance Authority (CHFA) during the interim period, where she served as the Director of Finance and was a member of the Strategic Management Team. While at CHFA, she oversaw CHFA's \$2 billion debt portfolio, multi-family financing activities, single family secondary marketing program, as well as treasury and investment activities. Prior to her time in public service, Ms. Danuser worked in the private sector financial markets for many years. She holds a BA in International Affairs from the University of Colorado, Boulder.

Deb De Santis is President and Chief Executive Officer of the Corporation for Supportive Housing (CSH), the country's largest Community Development Financial Institution devoted to housing solutions for those at risk of homelessness. Ms. De Santis has led CSH since 2007 tripling its lending and support toward the creation of over 300,000 permanent stable homes for individuals and families struggling through multiple challenges, including the trauma of homelessness, lack of healthcare, and intergenerational poverty. Ms. De Santis has spearheaded the reorganization of CSH to deepen its focus on data-driven results, innovative funding models such as Pay-For-Success, and expansion into high-need communities. Prior to her position at CSH she served as Executive Director of the New Jersey Housing and Mortgage Finance Agency and as Deputy Chief of Staff to the Governor of NJ. In 2019, Deb was recognized as one of the top 10 leading women in the affordable housing industry by Affordable Housing Finance Magazine. She has also been cited as one of the 10 Most Influential Americans for Homelessness Reform. She serves on the Board of Trustees for Babson College in Wellesley Massachusetts where she is a recipient of the Babson College Distinguished Alumni Entrepreneur Award as well as the Richard J. Snyder Distinguished Service to the College Award for 2020. She resides in Metuchen New Jersey with her partner, Elizabeth Murray and their two children, Anuar and Ari.

Britta Fisher was appointed as Chief Housing Officer for the City & 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 non-profit sector. During Fisher's tenure with the City, the locally funded Affordable Housing Fund was doubled to more than \$30 million dollars per year and dedicated a portion of the fund to our partners at Denver Housing Authority to deliver more than 2400 units faster. In April 2019, Mayor Hancock announced Fisher would lead a new department combining the City's housing and homelessness efforts. In October of 2019, the Mayor signed executive order (XO 145), officially creating the Department of Housing Stability and named Fisher as the Executive Director. Fisher also serves as Chair for the State Housing Board.

John Parvensky has served as President and CEO of the Colorado Coalition for the Homeless since 1985. Under his leadership, the Coalition, which began as a single health center, has grown to serve over 18,000 people experiencing homelessness per year through comprehensive housing and healthcare. John has

been a leader in developing integrated housing for people experiencing homelessness and low-income families and individuals, developing the state-of-the-art Stout Street Health Center, and bringing the Housing First approach for those who chronically experience homelessness to Colorado. John was instrumental in creating the Denver Housing First Collaborative (DHFC) in 2003 with funding provided by the federal Chronic Homeless Initiative which provides housing and supportive services to more than 200 people with disabilities experiencing chronic homelessness. The program uses a Housing First strategy combined with assertive community treatment (ACT) services, providing integrated primary care, behavioral health care, substance treatment, and supportive services. DHFC has demonstrated success in maintaining housing stability for 85% of those housed under the program after two years, while improving health and mental health outcomes, decreasing substance use, and reducing costly emergency services by \$40,000 per person. During his tenure, John has received local and national recognition for his work. John was awarded the 2018 Philip W. Brickner National Leadership Award from the National Healthcare for the Homeless. In 2016, the ACLU of Colorado presented him with the Carle Whitehead Memorial Award for 30 years of dedication to furthering civil liberties and social justice for Colorado's homeless population. John received the 2012 Be More Award from Rocky Mountain PBS for his outstanding, innovative leadership and direction in social justice benefiting the entire community. To see a full list awards for the work at the Coalition, please [click here](#). John serves as the President of the Board of Directors for the National Coalition for the Homeless and was past board president of the National Healthcare for the Homeless Council.

Deborah Kasemeyer is a Senior Vice President and Director of Community Development & Investments where she oversees Northern Trust's community development capital deployment and an Impact Investment portfolio of over \$3.5 billion. An early adopter of innovative community finance structures, she has developed expertise in Social Impact Bonds (SIB) also known as Pay for Success, having closed five transactions which are targeting issues such as quality Pre-K in Chicago, homeless in Denver and homeless and substance abuse in Salt Lake City. She works to fill capital gaps in underserved communities across the US through direct investment in Community Development Financial Institutions (CDFIs), high performing non-profits, social enterprise businesses, Low Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), and Small Business Investment Companies (SBIC). Northern Trust was successful in the 2016 round of NMTC awards and received \$60 million in tax credits to be used in innovative and comprehensive community development projects. With 22 years of experience in Community Development at Northern Trust, she has also managed Northern Trust's Community Reinvestment Act (CRA) program over that time where it has received nine consecutive Outstanding CRA ratings spanning 22 years of evaluation. Prior to her community development work, Deborah was a commercial lender working in the Northern Trust's Middle Market Lending Group and later the Neighborhood Lending Group. She graduated from DePauw University with a B.A. in Economics. Board memberships include IFF, a large regional CDFI headquartered in Chicago, the National Association of Affordable Housing Lenders (NAAHL) headquartered in Washington DC and Akola, a social enterprise business headquartered in Dallas and Uganda.