



5th Annual HOUSING INSTITUTE PRESENTERS

June 20th & 21st, 2011

Sara Barcan

Affordable Housing Program Manager, Community Economic Development Assistance Corporation (CEDAC)

Sara Barcan oversees CEDAC's predevelopment and acquisition lending programs, which provide non-profit affordable housing developers across the Commonwealth with the necessary capital to advance their projects from the earliest stages through construction closing. Sara brings over 20 years in the affordable housing industry to her position, and has developed both affordable housing and commercial real estate in a non-profit setting. Sara has also expanded training opportunities for community development professionals in Massachusetts both at CEDAC and as a member of the Steering Committee of the Mel King Institute for Community Building. Sara holds a bachelor's degree in American History and Literature from Harvard University, and a Master in City Planning from MIT's Department of Urban Studies and Planning.

Sean Caron

Director of Public Policy, Citizen's Housing and Planning Association (CHAPA)

Sean Caron has been the Director of Public Policy at CHAPA since 2007. He is responsible for directing CHAPA's state policy advocacy agenda. Mr. Caron previously worked as Counsel to the Metropolitan Area Planning Council and Metro Mayors Coalition. He holds a B. A. in Political Science from George Washington University and a J.D. from Suffolk University Law School.

Anthony E. Fracasso

Senior Vice President, Massachusetts Development Finance Agency

Tony Fracasso joined MassDevelopment in 1996. He is responsible for managing the Agency's Housing Finance program that provides construction and permanent financing through tax-exempt and taxable bond issues, as well as low income housing tax credits. Mr. Fracasso was previously manager of the Agency's Investment Banking Department. He has experience issuing bonds for a wide range of housing projects, non-profit sponsored projects, manufacturing facilities, long term care facilities, and environmental projects. Mr. Fracasso has 27 years experience in the field of commercial finance, spending 13 years of his career as a commercial lender with various banks in New England. Mr. Fracasso received a B.A. in Business Administration from Saint Michael's College and a Master of Science in Financial Management from Fairfield University.

Jennifer Goldson

Consultant

Jennifer Goldson is a certified community planner with over 15 years of facilitating proactive public decision-making at the municipal level. Her background combines historic preservation, affordable housing, comprehensive planning, land acquisition and community participation. Jennifer's specialties include assisting communities with implementation of the Community Preservation Act and establishing Municipal Affordable Housing Trusts. Among Jennifer's recent professional accomplishments include the Massachusetts Housing Partnership's *Municipal Affordable Housing Trust Guidebook* and Municipal Affordable Housing Trust Action Plans for the Towns of Easton and Westport.

Toni Coyne Hall

Local Initiative Program Manager, DHCD

Toni Coyne Hall is the Local Initiative Program (LIP) Program Manager for the Massachusetts Department of Housing and Community Development (DHCD). She is responsible for providing oversight of the comprehensive permit process with LIP including technical assistance on affordable housing for municipalities, non-profit agencies, and developers. Ms. Hall is a member of various advisory committees and has provided training and technical assistance to municipalities, state agencies, and other entities in community development and housing predevelopment. She holds a B. A. in Geography/Urban Affairs from Bridgewater State College and a Masters in Community Planning from the University of Rhode Island as well as a Masters in Business Administration from Bentley College.

Kevin Maguire***Principal, Building Initiatives LLC***

Kevin Maguire has more than 18 years of professional experience in the building, design and development fields. He holds academic degrees in civil/environmental engineering and urban planning/development. He has been involved in the revitalization of distressed urban public housing, financing and permitting for an inter-generational community dedicated to facilitating the adoption of children from the public foster care system, financing and managing the privatization of student housing at a California state university, and overseeing the remediation of leaking underground storage tanks in an environmentally sensitive area. Mr. Maguire founded Building Initiatives in 2007 with the goal of working with municipalities and community stakeholders to realize the creation of high quality, environmentally responsible, community scaled development.

Edward H. Marchant***Principal, EHM/Real Estate Advisor, Adjunct Lecturer, Kennedy School of Government, Harvard University***

Edward Marchant has taught courses in real estate development and finance as well as the development, financing, and management of affordable housing as an Adjunct Lecturer at the Kennedy School since 1980. He serves as a faculty member in Harvard's executive education programs sponsored by the Kennedy School, the Graduate School of Design, and the Divinity School. An independent real estate advisor since 1990, Mr. Marchant's clients include developers, investors, higher education institutions, foundations, governmental housing agencies, and local municipal boards. He has provided advisory services to both Zoning Boards of Appeal and developers on over 100 Chapter 40B Comprehensive Permit developments in Massachusetts.

Rebecca Plaut Mautner***Consultant***

Rebecca Plaut Mautner has worked in the affordable housing field for over 15 years and brings experience as an investment banker and real estate attorney to her current roles as development consultant for a wide variety of projects. Her background in operations at a large housing authority and as Director of Real Estate Development for the Allston Brighton Community Development Corporation also informs her approach to development. Ms. Mautner served as Project Manager on projects ranging from shelters for survivors of domestic violence to mixed-use projects while working for the Women's Institute for Housing and Economic Development. Ms. Mautner received the national Enterprise Award for Innovation for her work on the Soromundi Commons project. In addition to developing affordable housing in both Massachusetts and Connecticut, she has provided trainings in several states.

Kathleen M. O'Donnell, Esquire

Kathleen O'Donnell concentrates her practice in real estate law with a specialty in municipal law including acquisitions of land for affordable housing and community preservation, and foreclosures and sales of tax title properties. She was most recently associated with the Boston firm of Kopelman and Paige, P.C. Ms. O'Donnell is a past president of the Real Estate Bar for Massachusetts (REBA) and former chair of the Property Law Section of the Massachusetts Bar Association. Her professional memberships include the Abstract Club, the City Solicitors and Town Counsel Association, and the New England Women in Real Estate NEWIRE. She serves as a member of the Steering Committee of the Community Preservation Coalition. She is a member of the Council for Women of Boston College and is Treasurer of the Cohasset Yacht Club. Ms. O'Donnell is also the editor of two MCLE publications; Handling Residential Real Estate Transactions in Massachusetts and Massachusetts Real Estate Law Sourcebook & Citorator. Ms. O'Donnell is a graduate of Boston College and the University of Miami School of Law.

James Stockard***Curator, Loeb Fellows Program, Graduate School of Design, Harvard University***

James Stockard has over 25 years experience in affordable housing development as a principal in the consulting firm of Stockard Engler Brigham LLC. He has worked with non-profit groups and public agencies across the country on issues of affordable housing development, property management, neighborhood revitalization, and supportive services. He has taught courses on housing and neighborhood development for the Harvard Graduate School of Design, MIT, and Tufts University. He has served as a Commissioner of the Cambridge Housing Authority for over 30 years and is a founding Trustee of the Cambridge Affordable Housing Trust. Mr. Stockard has recently been appointed to the Massachusetts Housing Appeals Committee hearing cases under Ch. 40B. He is a member and past president of the Citizens Housing and Planning Association (CHAPA), a state-wide housing research and advocacy organization.

Jennifer Raitt***Chief Housing Planner, Metropolitan Area Planning Commission (MAPC)***

Jennifer Raitt provides technical assistance to municipalities participates in shaping regional and state-wide housing policy initiatives and works with 20 urban communities in the MAPC Inner Core sub region. She has also has experience in municipal planning and working for regional boards and organizations. Ms. Raitt also teaches in the Boston University City Planning program. She holds a BA in Urban Planning and Documentary studies from the University of Massachusetts Amherst and a Master of Science in Nonprofit Management from the New School.

David Rockwell***Director of Lending, Massachusetts Housing Partnership***

David Rockwell has more than 25 years of community development and lending experience and joined MHP's staff in 1996. Prior to working at MHP, he had been a Vice President for Commercial Real Estate at Fleet Bank and before that at Shawmut Bank, where he had been recruited in 1991 to establish the bank's Real Estate Community Investment Unit. He previously served as Development Director for the Dudley Street Neighborhood Initiative in Roxbury and began his banking and lending career at the former Bank of New England, where he had eight years' experience in real estate lending. Mr. Rockwell is a Yale graduate and earned a master's degree in city and regional planning at Harvard University.

Robert Ruzzo***Deputy Director, MassHousing***

Robert M. Ruzzo has been employed since 2001 as deputy director of the Massachusetts Housing Finance Agency (MassHousing), a quasi-public state agency that invests in affordable housing across the state. Prior to that, Ruzzo's experience includes employment as general counsel to MassHousing, chief of real estate development and environmental policy at the Massachusetts Turnpike Authority, general counsel to the Turnpike Authority, and positions with the Executive Office of Transportation and Construction. Mr. Ruzzo earned his law degree from Georgetown University Law Center and earned an undergraduate degree from Colby College in Maine.

Beth Rust***Community Housing Specialist, Sudbury, MA***

Beth Rust provides administrative and technical support to develop affordable housing opportunities. Ms. Rust has held this position in Sudbury for the past five years, staffing the Sudbury Housing Trust as well as the Community Housing Office. She has developed, implemented, and administered local affordable housing programs create housing units. She also performs housing administrative services for Sudbury and other neighboring communities including Lottery and Monitoring Agent services and is leading the implementation of a Regional Housing Services Office for six MetroWest municipalities. Ms. Rust serves as Fair Housing Director for the Town of Sudbury and is a member of the Massachusetts Home Ownership Advisory Committee at the appointment of the Governor.