

# 2009 HOUSING INSTITUTE PRESENTERS

## **Lisa Alberghini**

*Executive Director, Planning Office for Urban Affairs, Inc., Archdiocese of Boston*

Lisa Alberghini has more than 23 years of experience in developing affordable and mixed-income housing. Ms. Alberghini is currently responsible for all development and redevelopment initiatives for surplus Archdiocese property for use as affordable housing. She served as director of The Community Builders Boston office for 18 years, managing development of nearly 1,600 units of affordable and mixed-income housing. Ms. Alberghini has managed urban and suburban development efforts that have faced a wide variety of challenges, and has particular experience successfully facilitating community review processes.

## **Neil Angus**

*Environmental Planner, Devens Enterprise Commission*

Neil Angus is an Environmental Planner for the Devens Enterprise Commission, the agency charged with permitting the redevelopment of the former Fort Devens army base in Massachusetts. Mr. Angus focuses on the sustainable redevelopment of the base and promotes low-impact development and green building. Prior to coming to Devens, Mr. Angus was the Assistant Town Planner for Enfield, Connecticut. Mr. Angus has been involved in hundreds of development and conservation projects throughout Canada and New England. Mr. Angus is a certified Member of the Canadian Institute of Planners (MCIP) as well as a member of the American Institute of Certified Planners (AICP) and is designated a LEED Accredited Professional through the US Green Building Council. He holds a B.A. in Geography and Environmental Studies from Saint Mary's University (1993) in Halifax, Nova Scotia and a Professional Design Degree in Environmental Planning from the Nova Scotia College of Art and Design (1996).

## **Aaron Gornstein**

*Executive Director, Citizens' Housing & Planning Association (CHAPA)*

Aaron Gornstein has been CHAPA's executive director since 1990. CHAPA is a private non-profit research and advocacy organization committed to affordable housing and community development issues in Massachusetts. Prior to joining CHAPA, Mr. Gornstein was a neighborhood planner for the City of Cambridge and

director of housing for Tri-City Youth Action Program in Malden. He completed his undergraduate work at the University of Wisconsin-Madison and holds a graduate degree in Urban Planning and Environmental Policy from Tufts University. In 2003 he was named a James A. Johnson Fellow by the Fannie Mae Foundation. Over the past several years he has received awards from the National Low Income Housing Coalition, The Massachusetts Department of Housing & Community Development, Women's Institute for Housing and Economic Development, MA Housing Investment Corporation, MA Homebuilders Association and the Jewish Alliance for Law and Social Action.

## **Rita Farrell**

*Senior Advisor, Massachusetts Housing Partnership*

Rita Farrell joined MHP in 1987 as regional director for western Massachusetts. In 1990, she assumed responsibility for all of MHP's community activity and project management, a position she held until 2007, when she was named Senior Advisor. She has over 25 years experience in housing development and public administration. Active in local government, she is a former member of the Shutesbury Finance Committee and is currently president of the non-profit Shutesbury Education Foundation. She received her bachelor's degree from the University of New Hampshire and a master's degree in public administration from the University of Massachusetts.

## **Edward H. Marchant**

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

An adjunct Lecturer at the Kennedy School since 1980, Ed Marchant teaches courses in real estate development and finance as well as the development, financing, and management of affordable housing. 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 and 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 Ch. 40B Comprehensive Permit developments in Massachusetts.

## **Rebecca Plaut Mautner**

*Director of Real Estate Development, Women's Institute for Housing and Economic Development*

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 developer and development consultant for a wide variety of projects. Ms. Mautner received the national Enterprise Award for Innovation for her work on the Soromundi Commons project. 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 has served as Project Manager on projects ranging from shelters for survivors of domestic violence to mixed-use projects. In addition to developing affordable housing in Massachusetts and Connecticut, she has provided trainings in several states.

## **Kevin McGuire**

*Principal, Building Initiatives*

Kevin McGuire has over 18 years of experience in the building, design and development fields. He has been involved in the revitalization of distressed urban public housing; the planning, financing and permitting of 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 environmental remediation of leaking underground storage tanks in an environmentally sensitive area. He has degrees in civil/environmental engineering from Cornell University and urban planning and development from Harvard's Graduate School of Design. Mr. McGuire founded Building Initiatives LLC in August of 2006 and recently completed the redevelopment of a 13 acre formal Nike Missile site, in partnership with the Town of Wayland.

## **Ed Moscovitch**

*President, Cape Ann Economics*

Ed Moscovitch has completed a number of economic studies for the Massachusetts Housing Partnership, Trust for Public Land, the Federal Reserve Bank of Boston and many others. Currently Ed is completing a study for MHP on the impact of housing construction, home prices and other factors on economic growth rates of American cities. Ed has done extensive work in the field of public

education and is co-founder and chairman of the Bay State Reading Institute. Prior to founding Cape Ann Economics in 1988 he was Massachusetts budget director under Governor Sargent, vice-president of Data Resources, Inc., and former executive director of the Massachusetts Municipal Association. Ed is an occasional columnist for the Boston Herald.

## **Brooks Mostue**

*President, Mostue & Associates Architects*

Brooks Mostue has been President and Principal of Mostue & Associates Architects since its incorporation in 1984. During this time he has directed projects for educational facilities, historically significant structures, office interiors and residential housing. His expertise administering urban self-help homesteading programs underpins his continued commitment to affordable housing and active social involvement. A recipient of the Appleton Traveling Fellowship from the Harvard Graduate School of Design, Mr. Mostue has taught and been a key participant in design studios at Harvard University, Tufts University, Rhode Island School of Design and the Boston Architectural Center.

## **Jennifer M. Raitt**

*Chief Housing Planner, Metropolitan Area Planning Council (MAPC)*

Jennifer Raitt has over 12 years of experience in the fields of housing, community development, and planning, serving municipal, nonprofit and regional Boards and organizations in Massachusetts. Her work at MAPC includes regional and statewide housing policy initiatives, technical assistance, and coordination of the Inner Core Committee comprising 20 urban communities. She serves on the National American Planning Association Housing and Community Development Division as Chair-Elect, Massachusetts Chapter APA Board of Directors, and Chair of the City of Salem Affordable Housing Trust Fund. She received the MA Chapter APA Outstanding Planning Project Award for her work on Carriage Lofts Condominiums project, the Governor's Award for Smart Growth Leadership for her work on Amesbury's downtown revitalization and a CDBG Best Practices Citation from the U.S. Conference of Mayors.

## **Beth Rust**

*Community Housing Specialist, Department of Planning & Development, Sudbury*

Beth Rust is the housing planner in Sudbury providing administrative and technical support relating to

affordable housing. Ms. Rust also coordinates the efforts of various town boards and committees to develop affordable housing opportunities and implement the Town's Community Housing Plan. She serves as Fair Housing Director for the Town of Sudbury and performs Lottery and Monitoring agent services on behalf of the Sudbury Housing Trust and other neighboring communities.

### **Peter Smith**

#### ***Peter Smith & Associates***

Peter Smith is the principal of Peter Smith Associates, a real estate development and consulting firm. He has over 25 years of experience developing mixed income housing and mixed-use developments as a private developer and real estate consultant. His firm currently works as a development consultant to profit and non-profit developers, communities and state agencies. The firm specializes in real property acquisitions, mixed income housing development, public funding and financing, market valuations, feasibility analysis, permitting (including Chapter 40B), and adaptive reuse and development of historic properties.

### **Rhonda Spector**

#### ***Vice President of Planning and Development MassDevelopment***

Rhonda Spector has more than 20 years of development experience working for both public and private organizations. Ms. Spector's work at MassDevelopment has been focused on Sustainable and Zero Net Energy housing. She participated in the Governor's Zero Net Energy Task Force working closely with the Task Force's residential working group. Ms. Spector's current project is the development of energy efficient, moderately priced homes at Devens, Massachusetts. She has worked on both public/private development projects including the Seaport Hotel and East Office Building with Fidelity in South Boston during her 10 years at Massport, and the Marriott Courtyard Hotel with the Town of Brookline while at Carpenter and Company in Cambridge. Her work in housing has included planning for affordable housing in Brookline and permitting the 40B housing at the Woodland MBTA Station in Newton.

### **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, a state-wide housing research and advocacy organization.