



Solutions *for* Working Families

**2009 Learning Conference
on State and Local Housing Policy**
Chicago, Illinois · June 28–30, 2009

Presenter Biographies

**Facilitated Sessions
Monday, June 29, 2009**



Facilitated Discussions

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Supportive Housing: Integrated Housing and Communities

Holly Denniston is a Senior Program Manager for Project Development & Finance at the Corporation for Supportive Housing (CSH). She is responsible for researching and documenting financing trends and practices for the development of permanent supportive housing around the country. Ms Denniston also provides technical assistance and training on various project development and finance issues to internal staff in CSH program sites around the country, as well as developers, government, and other CSH partners. She joined CSH's Project Development & Finance unit in July of 2007.

Prior to CSH, Ms Denniston worked as Senior Director of Real Estate Development at Bethel New Life, a not-for-profit community development organization on Chicago's west side. In that position, she directed the agency's numerous commercial and housing development projects, administered Bethel's New Market Tax Credit allocation, and researched options for including energy efficient, environmentally friendly features for all projects. Ms Denniston also has experience in outreaching to a variety of Chicago, regional and national community leaders; managing operating budgets of about \$500,000; and overseeing local hiring initiatives on public works projects. Prior to her time in Chicago, Holly served as a Peace Corps Volunteer in the Dominican Republic. She earned a masters degree in public administration from Rutgers University and a bachelor's degree in international development from Mount Holyoke College.

Andrew Geer is the Vice President and Executive Director of Heartland Housing, Inc. Mr. Geer oversees the development, financing and management of all the affordable and supportive housing initiatives of Heartland Alliance, which currently includes the ownership and management of over 800 units of housing. Heartland Housing has an additional 1,300 units of affordable and supportive housing in development, including two supportive housing developments and two mixed-income public housing developments under the Chicago Housing Authority's Plan for Transformation. As a member of Heartland Alliance's executive management team, Mr. Geer is involved in the development and implementation of the organization's strategic,

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capital and financial planning.

Mr. Geer has more than 13 years of corporate finance, banking, and real estate experience. Prior to joining Heartland Alliance, he was a member of the Bank of America Illinois Community Finance Team, responsible for real estate loans to non-profit organizations. He previously worked for the E. I. DuPont DeNemours & Company in corporate finance.

Mr. Geer received his Masters of Arts from the Harris School of Public Policy Studies at the University of Chicago and Bachelors of Business Administration in Finance from the University of Michigan. He currently serves on the Board of Directors for the Chicago Rehab Network and Supportive Housing Providers Association.

Manufactured Housing Innovations

Laura V. Arce is senior program manager in Field Development at CFED. Her areas of focus include affordable housing, IDA and entrepreneurship training, the Self-Employment Tax Initiative and preparations for the Assets Learning Conference. Ms. Arce is also an adjunct member of CFED's policy team where she advances policy objectives for CFED's Innovations in Manufactured Homes (I'M HOME) initiative, as well as contributing to other CFED policy priorities.

Prior to joining CFED, Ms. Arce was an associate with the public-interest lobbying firm Rapoza and Associates, where she spearheaded an outreach and education effort on the New Markets Tax Credit. Previously, Ms. Arce was a Policy Advisor for then-Congressman Bob Menendez during his tenure as Vice Chair of the Democratic Caucus. Prior to her government service, Ms. Arce was Director of Community Development for the National Council of La Raza where she directed a national homeownership counseling program and was instrumental in the founding of NCLR's subsidiary Community Development Financial Institution, the Raza Development Fund. Ms. Arce is also an entrepreneur who co-founded an online retail business.

Ms. Arce holds a B.A. in Interdisciplinary Studies from the University of California at Berkeley and a Masters in Community and Regional Planning from Rutgers, the State University of New Jersey.

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Cheryl Sessions, Esq. is In-house Counsel and Director of Policy for ROC USA. Cheryl is an attorney with more than 22 years experience in real estate and corporate law and has been instrumental in advancing the ROC USA national scale plan.

Cheryl previously served as In-house Counsel for the New Hampshire Community Loan Fund where she co-authored the Management Guide for Cooperative Manufactured Housing Parks, developed policies and procedures for co-op conversions and management, and trained cooperative leaders. On issues of cooperatives and residential lending, Cheryl served as advisor to the Director of Lending and Cooperative Home Loan Program. She was also instrumental in obtaining the New Hampshire Attorney General's approval of the state's first "developer to co-op" conversion.

Cheryl, who received a Juris Doctorate from Franklin Pierce Law School and B.A. degrees in Sociology and Criminal Justice from the University of Maine, is a frequent speaker on policy and market-based strategies in manufactured housing, choice of entity and procedure for resident ownership, and manufactured home community development, revitalization and preservation strategies.

Taking Shared Equity to Scale



Jim Gray is the Director of Strategic Partnerships and manages the Center for Excellence in Affordable Housing for NCB Capital Impact, a national, mission-driven not-for-profit organization.

Before coming to NCB Capital Impact, Jim worked in the Clinton Administration as Liaison to the HUD Secretary at the Federal Housing Finance Board, working with William C. Apgar and Nicolas P. Retsinas, the Assistant Secretaries for Housing / FHA Commissioners and the HUD Secretary's Designees to the Finance Board.

Jim served as Associate General Counsel at the Finance Board from 1991 to 1995. Jim was an enforcement attorney at the Federal Home Loan Bank Board, during the height of the savings and loan crisis. Jim worked at the law firm, Wright, Lindsey & Jennings, in Little Rock, Arkansas, after graduating from Vanderbilt Law School.

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Rick Jacobus is a Partner in Burlington Associates in Community Development and a Visiting Fellow at the Lincoln Institute for Land Policy. He is currently managing NCB Capital Impact's Shared Equity Homeownership Initiative, a multifaceted national effort funded by the Ford Foundation to promote housing tenure options in between traditional homeownership and rental housing.

Rick is a leading expert in permanently affordable homeownership and the Community Land Trust Model. Recent publications include *Affordable By Choice, Trends in California Inclusionary Housing Programs*; Published by the Nonprofit Housing Association of Northern California; *Delivering on the Promise of Inclusionary Housing Best Practices in Administration and Monitoring* Published by PolicyLink; and *Shared Equity, Transformative Wealth* published by the Center for Housing Policy. Previously he served as a Lecturer in the Department of City and Regional Planning at UC Berkeley, a Senior Program Officer for the Local Initiatives Support Corporation and Director of Neighborhood Economic Development for the East Bay Asian Local Development Corporation. He has a Bachelors degree from Oberlin College and a Masters of City Planning degree from the University of California at Berkeley.

Understanding the Builders' Perspective



Debra Bassert is the Assistant Vice President for Land Use Policy at the National Association of Home Builders and has more than 25 years of experience in land use planning. She manages a department that provides critical analysis of and recommended strategies on federal, state, and local land use laws and regulations as well as information and technical assistance on a wide range of land use planning, design, and development issues. She is Editor in Chief of Land Development magazine, a quarterly national publication now in its twentieth year, and oversees NAHB's role in two partnership award programs, the Best in American Living Awards, with Professional Builder magazine, and the Building with Trees program, with the National Arbor Day Foundation.

Over the past several years Ms. Bassert has overseen a significant number of major research projects on impact fees, infrastructure financing alternatives, inclusionary zoning, state and local housing

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affordability solutions, and climate change. Ms. Bassert is a frequent speaker at NAHB's Green Building Conference, EOC Seminar, and State and Local Government Affairs Conference, as well as other national conferences such as the New Partners for Smart Growth conference.

Prior to joining NAHB, Ms. Bassert worked on land use issues for local governments in Pennsylvania and for a private consulting firm in Arlington, Virginia. She holds a Bachelor of Arts in Economics from Bryn Mawr College and a Master's degree in Urban and Environmental Planning from the School of Architecture at the University of Virginia.

Healthy Housing and Your Community



Rebecca Morley is the Executive Director of the National Center for Healthy Housing (NCHH), where she leads a multi-disciplinary staff in creating healthy and safe housing for children through practical and proven steps. Ms. Morley led the development of the National Healthy Homes Training Center and spearheaded NCHH's work in the Gulf Coast region following Hurricanes Katrina and Rita. She has authored numerous articles and publications on the topic of housing-related health hazards. Before joining NCHH in 2002, Ms. Morley was a senior associate with ICF Consulting in Washington, DC, where she advised clients, including the U.S. Environmental Protection Agency and HUD, on the development of lead poisoning prevention and healthy homes programs. Before joining ICF, Ms. Morley worked with HUD in a variety of posts, including the Office of the Secretary, the Office of Public Affairs, and the Office of Healthy Homes and Lead Hazard Control. During her tenure at HUD, she was responsible for developing lead paint regulations and developing and overseeing children's environmental health projects. She served on the President's Task Force for Children's Environmental Health Safety and contributed to HUD's preliminary Healthy Homes Initiative plan and Strategic Plan to Eliminate Childhood Lead Poisoning by 2010. She designed and implemented a national multi-million dollar healthy homes education campaign focused on injury prevention. Ms. Morley also served as a legislative fellow to U.S. Senator Jack Reed, where she authored key components of the Kennedy Health Bill related to childhood lead poisoning and helped to establish a national childhood lead poisoning prevention week through a Senate resolution. She serves on the Board of the National Disease Clusters Alliance and on the Howard County Environmental and Sustainability Commission.

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Affordable Housing and Design



Michael Pyatok, FAIA has 40 years of experience as a nationally recognized architect, advocate and professor, establishing Pyatok Architects in 1984. Mike has designed over 30,000 units of affordable housing for low-income families and been a leader in the development of participatory community design methods. In addition to actively participating with the firm's urban design projects, Mike is a Professor of Architectural Design and recently served for three years as the founding Director of Stardust Center for Affordable Homes and the Family at Arizona State University in Phoenix. Mike has served the American Institute of Architects on its National Affordable Housing Task Group. The National Endowment for the Arts sponsored Mike to facilitate housing design workshops in many U.S. and awarded him a grant to write a book about how to design higher density affordable housing called "Good Neighbors: Affordable Family Housing." In 2002, Pyatok Architects was chosen as Architecture Firm of the Year by "Residential Architect Magazine", and "Professional Builder Magazine" identified Mike as one of the 12 thought leaders in the field of development. In 2007, Mike was identified by "Builder Magazine" as one of the 50 most influential people in the development industry.

Creating Innovative Solutions to Aging in the Community

Candace Baldwin is a Senior Policy Advisor at NCB Capital Impact, providing technical assistance in the areas of affordable real estate development and long term service policy to support communities, states, and the federal government in the development of adequate long term supports options, systems and infrastructure to expand access to community based innovations for the elderly and individuals with disabilities. Ms. Baldwin provides these services through the Center for Long Term Supports Innovations whose mission is to foster the development of long-term care services and supports that will meet growing demand by integrating best practices in financing, housing and consumer-driven service models. Ms. Baldwin has over 12 years of experience in the community development industry and has focused much of her career managing real estate development projects including affordable housing, commercial development and mixed-use development.

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Ms. Baldwin has worked on a number of NCB Capital Impact initiatives with other states to develop policies, program and strategies in the areas of long term supports and affordable housing. She has worked with a number of states to develop strategies and programs to increase community living choices for seniors and people with disabilities. These community based models include permanent supportive housing, affordable assisted living, adult foster care, affordable housing with services and Village model. Ms. Baldwin has conducted analysis of state and federal housing finance programs in order to develop program and policy modifications, including affordable housing finance mechanisms, to support the development of home and community based services. Ms. Baldwin was a key staff member on the Robert Wood Johnson Foundation funded Coming Home program where she provided hands on technical assistance to state agencies and providers for the development of affordable assisted living facilities across nine states. Ms. Baldwin holds a B.S. in Public Policy from Indiana University, Masters in Community Economic Development from Southern New Hampshire University and is a certified Economic Development Finance Professional by the National Development Council.

Dianne Campbell has 30+ years of experience in leading entrepreneurial ventures and capitalizing on strategic opportunities to grow organizations. Currently she is founding executive director of Lincoln Park Village, a pioneering, not-for-profit organization providing services and solutions that make living in the city easier for its members. Dianne's early experiences included helping to open Chicago's first magnet school and directing the start of a Chicago-based parent/teacher resource center. Most recently she worked, over an eight year period, to help build one of Chicago's first public charter schools from a single school with 125 students to a network of five schools serving more than 2,200 students. For Chicago Children's Museum, Dianne served, from 1983 to 2000, as founding director and president, leading the museum's growth from a single exhibit in two hallways of the now Chicago Cultural Center to Navy Pier. Dianne currently is a board member and chair of Healthy Schools Campaign, an advocate for policies and model programs that foster healthy school environments. Dianne has a degree in special education from the University of Illinois. She and her husband Tom live in Chicago's Lincoln Park community.

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LISC/Chicago's Network of Centers for Working Families

Ricki Lowitz is Senior Program Officer for Economic Opportunities at LISC/Chicago and directs the organization's network of Centers for Working Families. Ms. Lowitz has extensive experience in workforce services and community development. Prior to launching LISC's Centers for Working Families, Lowitz crafted neighborhood-focused employment initiatives for the Comprehensive Community Revitalization Program (CCRP) in the South Bronx. Lowitz also worked with Business and Professional People for the Public Interest (BPI) in Chicago, assisting residents from the Henry Horner public housing development pursue community revitalization activities. Ms. Lowitz holds a Masters in Public Policy from Columbia University.

Rural Housing for Working Families Creating Innovative Solutions to Aging in the Community

Joe Belden is Deputy Executive Director of the Housing Assistance Council, a national nonprofit provider of loans, grants, research, information, training and technical assistance for affordable rural housing. Previously a research associate at HAC, he has also worked for the U.S. Department of Agriculture, on Capitol Hill, and for several policy-oriented research organizations in Washington, DC. Belden is the co-author of *Housing in Rural America: Building Affordable and Inclusive Communities* (Sage 1998) and *Dirt Rich, Dirt Poor: America's Food and Farm Crisis* (Routledge 1986). He is a graduate of the University of Texas-Austin and the Baylor University Law School.

Weatherization and Energy Efficiency for Affordable

Anne Evens is the Director of CNT Energy, a division of the Center for Neighborhood Technology, a 30-year old non-profit focused on urban sustainability. Anne manages the multi-family energy efficiency program, called Energy Savers, that is one of the keystones of the Preservation Compact, a Chicago-area initiative to preserve affordable rental housing. CNT Energy also administers the nation's largest residential real time pricing program. Anne also served as the lead researcher on energy for the Chicago Climate Action Plan, calculating the emissions associated with energy consumption in buildings and

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evaluating the proposed mitigation strategies. Recently, Anne co-chaired the green housing team that co-authored “Retooling HUD,” a briefing book for Secretary Shaun Donovan.

Aimee Storm works on projects and initiatives which promote green and healthy buildings and sustainable development practices within the U.S. Environmental Protection Agency (EPA) Region V (includes States of IL, IN, MI, MN, OH, WI). Her work supports EPA’s Brownfields and NPL property reuse programs. Prior to joining Region V, Aimee worked with EPA’s Federal Facilities Restoration and Reuse Office, where she coordinated EPA’s land reuse and revitalization efforts on federally-owned properties (including military base redevelopment). She holds Masters Degrees in City & Regional Planning and Business Administration.

Audrie Hicks-Washington began her environmental career with the U.S. Environmental Protection Agency 20 years ago. She is currently the Energy Star Program Manager at the Chicago regional office, and responsible for overseeing and promoting the program within the Midwest region, which includes Illinois, Indiana, Michigan, Wisconsin, Minnesota, and Ohio. ENERGY STAR, EPA’s model voluntary partnership program, helps businesses and individuals reduce their greenhouse gas emissions by changing to energy efficiency products and practices. For the past 11 years, she has worked with organizations in the public and private sector to help them leverage ENERGY STAR resources and achieve energy, financial and environmental savings. Prior to ENERGY STAR, Audrie worked with State environmental agencies to ensure compliance with EPA Clean Air Act regulations. She holds a Bachelor of Science degree with a concentration in Marketing from Chicago State University.