



# CHAPA Virtual Chapter 40B Conference

SESSION THREE: FAIR HOUSING IN 2021 AND BEYOND  
JANUARY 28, 2021, 3:00–4:45 P.M. | VIRTUAL ZOOM CONFERENCE

## A Brief Overview of the Zoning Reforms in the Economic Development Legislation: Housing Choice and MBTA Communities 3:00–3:15 P.M.

- Margaret J. Hurley, *Chief of the Attorney General’s Central Massachusetts Division and Director of the Attorney General’s Municipal Law Unit*
- Chris Kluchman, FAICP, *Deputy Director Community Services Division, DHCD*
- Roberta Rubin, *Chief Counsel, DHCD*

## Fair Housing in Policy and Practice 3:15–4:00 P.M.

- MODERATOR: Domonique Williams-King, *Deputy Director, City of Boston’s Office of Housing Stability*
- Meris Bergquist, *Executive Director, Massachusetts Fair Housing Center*
- Andrew DeFranza, *Executive Director, Harborlight Community Partners*

## Community Conversation on Affordable Housing, Equity, and Inclusion 4:00–4:30 P.M.

- Roberta Cameron, *Housing Medford*
- Whitney Demetrius, *Director of Fair Housing Engagement, CHAPA*
- Dana LeWinter, *Municipal Engagement Director, CHAPA*
- Neil Osborne, *Acting Director of Human Resources and Director of Diversity and Inclusion, City of Medford*

## Conference Wrap-Up and Q&A 4:30–4:45 P.M.

- Rachel Heller, *Chief Executive Officer, CHAPA*

MATERIALS FROM ALL SESSIONS AVAILABLE AT:  
[WWW.CHAPA.ORG/HOUSING-POLICY/CHAPTER-40B](http://WWW.CHAPA.ORG/HOUSING-POLICY/CHAPTER-40B)

### Cosponsors:



# CHAPTER 40B CONFERENCE SPEAKERS & PANELISTS

JANUARY 28<sup>TH</sup>, 2021



## MARGARET J. HURLEY

Margaret J. Hurley serves as the Chief of the Attorney General's Central Massachusetts Division located in Worcester and the Director of the Attorney General's Municipal Law Unit, which is charged with review and approval of all town bylaws and all municipal charters. Before joining the Attorney General's Office, Ms. Hurley worked in private practice with the firms of Mirick, O'Connell in Worcester and Morrison, Mahoney & Miller in Boston. Ms. Hurley is a member of the Massachusetts Bar Foundation Board of Trustees and is a former President of the Worcester County Bar Association. Ms. Hurley is a former Co-Chair of the Public Law Section Council of the Massachusetts Bar Association, and a former Hearing Committee Member of the Board of Bar Overseers. Ms. Hurley is a graduate of Boston College and Boston College Law School. She is a resident of Grafton, where she has served on the Planning Board and Town Administrator Screening Committee.



## CHRIS KLUCHMAN, FAICP

Chris oversees and coordinates the Community Services land use, economic development, and technical assistance functions. She manages several programs including the Housing Choice Initiative, grants for Rural communities and in support of local Planning. She provides support and guidance for Community Development Block Grants (CDBG), the Community One Stop for Growth interagency grant program. Chris applies strategic leadership to assess current operations and reform as needed to meet current and anticipated demands to promote critical agency mission of housing development through use of available resources. Prior to this role, she worked for the Town of Westford for 7 years as the Director of Land Use Management and Town Planner. In 2016 Chris was recognized for outstanding contributions to the field of planning as a Fellow of the American Institute of Certified Planners. She is a graduate of Haverford College.



## ROBERTA RUBIN

Roberta Rubin is the Chief Counsel at the Massachusetts Department of Housing and Community Development, where she has been since 2015. In her current position at DHCD, she provides legal and policy advice across the full range of agency programs, including state and federal tax credit programs supporting the development, preservation and operation of affordable housing, as well as state-aided public housing, state and federal rental assistance, and a variety of land use and community development programs. Ms. Rubin has had more than 30 years of experience in complex affordable housing transactions, going back to the earliest days of the low-income housing tax credit program in 1987. For 10 years prior to joining DHCD, she was in private practice with the law firm of Klein Hornig, LLP, and also taught at Northeastern University Law School and Tufts University. She is a graduate of Harvard Law School and Brown University.



## DOMONIQUE WILLIAMS-KING

Domonique Williams-King is joining the Equity team fresh off a three year period as the Deputy Director of the Office of Housing Stability. Housed in the Department of Neighborhood Development, her work centered around helping residents find and maintain affordable housing through eviction prevention efforts, legislative action, case management, and building contractor relationships. Her proudest moments in OHS range from the passing of a city-wide ordinance, the Housing Stability Notification Act, to educating tenants about their rights in community workshops. Prior to joining the Office of Housing Stability, Domonique was a legal contractor for a local law firm. She is a proud graduate of Winston-Salem State University, where she earned her bachelor's degree in English and Howard University School of Law, where she won multiple awards for her service in the Fair Housing Clinic.



## MERIS BERGQUIST

Meris Bergquist is an attorney and Executive Director of the Massachusetts Fair Housing Center, the oldest fair housing organization in Massachusetts. She specializes in the representation of victims of housing discrimination before administrative agencies and in federal and state court. In 2005, Ms. Bergquist prevailed in a landmark Fair Housing Act case that expanded fair housing rights for female victims of domestic violence. She is a frequent guest lecturer at area colleges and at the Western New England University School of Law. She has written articles on fair housing issues, including a 2018 article, "How the Massachusetts Lead Poisoning Prevention and Control Act Codifies Systemic Discrimination Against Families with Children in Violation of the Federal Fair Housing Act." In 2011, she received the Paul F. Batch, Jr. award from the Stavros Center for exemplary service to Deaf individuals and in 2018 she received the Drum Major Award for the Advancement of Civil Rights in Massachusetts.



## ANDREW DEFRANZA

Since 2007, Andrew DeFranza has served as the Executive Director of Harborlight Community Partners and has been in leadership roles in the nonprofit sector for over 20 years, in both New England and the upper Mid West. Prior to leading HCP, Andrew was the Executive Director of an organization serving the homelessness in Milwaukee (called Guest House). He holds an M.A. in Theology (Social Ethics) from Gordon-Conwell Theological Seminary and an M.A. in Community Economic Development from Southern New Hampshire University. Andrew has been quoted to say that housing creation is "...a little like alchemy. We're trying to bend the laws of physics and nature to make something available that otherwise wouldn't be." Toward that end, Andrew boldly addresses in public forums these barriers to housing creation, racial equity and access, and actively engages in dialogues with communities to address their housing needs and goals.



## ROBERTA CAMERON

Roberta Cameron is a founding member of Housing Medford, an ad hoc group organized through CHAPA's Municipal Engagement Initiative, and chair of Medford's Community Preservation Committee, prior to which she led the successful campaign to pass CPA in 2015. Inspiring and informing her local leadership, Ms. Cameron has spent over 20 years as a planning consultant preparing master plans and strategic plans encompassing a range of topics, with a particular focus on affordable housing. Since 2013 she has served as a Senior Planner at Community Opportunities Group, Inc., researching and problem solving within a broad range of communities throughout Massachusetts and beyond. She holds a Bachelor of Arts in Economics from Mount Holyoke College and a Master of City Planning from Boston University.



## WHITNEY DEMETRIUS

Whitney Demetrius joined CHAPA in 2018 after previously working as the Deputy Director of the Fair Housing Center of Greater Boston for eight years. She holds a Bachelor's Degree from Boston College and is pursuing a Master's in Legal Studies from Northeastern University School of Law. She has a passion for housing and social justice. As the Director of Fair Housing Engagement, Whitney works with communities, providing technical assistance in their pursuit of affordable housing production efforts.



## DANA LEWINTER

Dana LeWinter returned to CHAPA in 2018 as the Municipal Engagement Director. She worked for CHAPA from 2009-2011 as a Program Manager, working on 40B and Homeownership Collaborative programs. Dana previously worked as the Executive Director of the Massachusetts Community & Banking Council and served as the Housing Director for City of Somerville. She holds a Bachelor of Arts in Sociology from Brandeis University and a Masters in Urban and Environmental Policy and Planning from Tufts University.



## NEIL OSBORNE

Neil Osborne currently serves as the City of Medford's Acting Director of Human Resources and Director of Diversity and Inclusion. Prior to working for the City of Medford, Neil Osborne was a private practice attorney primarily representing plaintiffs in discrimination matters. He holds a law degree from Suffolk University and a Master's and Bachelor's from UMass Amherst. His Community Service commitments include but are not limited to: Mystic Valley Elder Services - Vice President Board Directors, Medford Health Matters - Board Member (former Pres.), Mystic Valley Area Branch NAACP - Executive Board Member (former Branch Pres.), Arlington Martin Luther King Jr. Celebration Committee Board Member; Massachusetts Human Rights Coalition - Co-Chair; Community Health Network Area (CHNA 16) Steering Committee Chair; Melrose Wakefield Healthcare Community Benefits Advisory Council; Kiwanis Club of Medford and Medford High School Alumni Association - Board Member.