



CHAPA's Annual Federal Affordable Housing Policy Forum

MAY 3, 2022, 10:00-11:30 A.M.
VIRTUAL ZOOM MEETING

Welcome & Introductions 10:00-10:05 A.M.

- Felicia Jacques, *CHAPA Board President & Managing Director & Vice President*, Maloney Properties

Guest Speakers 10:05-10:20 A.M.

- Congresswoman Katherine Clark, *Assistant Speaker of the U.S. House of Representatives*
- Juana Matias, *Regional Administrator*, U.S. Department of Housing & Urban Development (HUD)

Federal Perspectives 10:20-10:40 A.M.

- MODERATOR: Felicia Jacques, *CHAPA Board President & Managing Director & Vice President*, Maloney Properties
- David Gasson, *Executive Director*, Housing Advisory Group
- Sarah Saadian, *Senior Vice President of Public Policy*, National Low Income Housing Coalition

Guest Speaker 10:40-10:50 A.M.

- Secretary Mike Kennealy, *Massachusetts Executive Office of Housing & Economic Development*

State Perspectives 10:50-11:25 A.M.

- MODERATOR: Eric Shupin, *Director of Public Policy*, CHAPA
- Roger Herzog, *Executive Director*, Community Economic Development Assistance Corporation
- Chrystal Kornegay, *Executive Director*, MassHousing
- Undersecretary Jennifer Maddox, *Massachusetts Department of Housing & Community Development*
- Kate Racer, *Associate Director*, DHCD
- Dan Rivera, *Executive Director*, MassDevelopment
- Clark Ziegler, *Executive Director*, Massachusetts Housing Partnership

Closing Remarks 11:25-11:30 A.M.

- Rachel Heller, *Chief Executive Officer*, CHAPA



FORUM SPEAKERS & PANELISTS

MAY 3RD, 2022

FELICIA JACQUES

Felicia Jacques joined Maloney Properties, Inc. in 2011 to launch the Development Division for the organization. In that capacity, she leads and oversees real estate development initiatives for third parties and on our own account. Jacques has more than 18 years of experience in mixed use, mixed income real estate development and project leadership. Prior to joining Maloney Properties, Jacques served as the Director of Development for the Northeast Region for The Community Builders where she implemented and executed the full range of development services for this national nonprofit developer of affordable residential and commercial real estate projects in urban and suburban areas.

CONGRESSWOMAN KATHERINE CLARK

Congresswoman Katherine Clark has proudly served the Fifth District of Massachusetts since 2013. In fall 2020, she was elected by her colleagues to serve as Assistant Speaker of the House. Before Congress, she served in the Massachusetts Legislature from 2008 through 2013, first as a State Representative then as State Senator. Representative. Clark's career in public service is driven by her commitment to helping children and families succeed. She is a vocal advocate for affordable housing, ending wage discrimination, protecting women's health care, and access to affordable, high-quality child care, paid family leave, safer schools. Representative Clark is a member of the House Committee on Appropriations, including the subcommittee on Transportation, and Housing and Urban Development.

SECRETARY MIKE KENNEALY

As Secretary of Housing and Economic Development, Mike Kennealy is responsible for advancing the Baker-Polito Administration's agenda to create economic opportunity for residents, collaborative leadership in communities, an environment that supports job creation and business growth, and new housing for residents through targeted investments. In early 2015, Kennealy joined the Administration as Assistant Secretary for Business Growth and played an integral role in advancing the administration's strategy for job creation and business development across the entire Commonwealth and provided leadership in key sectors, including serving as co-chair of the board of the Massachusetts Life Sciences Center. Kennealy combines a successful track record in the private sector with a strong commitment to the public good.

JUANA MATIAS

Juana Matias became the Regional Administrator for New England on April 11, 2022, after President Biden announced her appointment earlier this spring. Since 2019, Matias served as the Chief Operating Officer for MassINC, a nonprofit, non-partisan public policy think and action tank and civic news organization. In this capacity, she led efforts to strategically advance MassINC's research in policy areas which included the K-16 education continuum, housing choice, criminal justice reform, transit-oriented development, and racial and economic justice. Previously, Matias served as the State Representative for the 16th Essex District, becoming the first Latina immigrant elected to the Massachusetts House of Representatives. During her time at the State House, Matias sponsored key legislation that protected immigrant rights, stimulated the production of new affordable housing, promoted access to minority-owned and women-owned businesses, addressed inequities in our public-school systems, and expanded opportunities for working class Americans.

DAVID GASSON

David Gasson is the Principal and co-founder of MG Housing Strategies, a boutique advocacy shop, offering their clients a clear window into the workings of Washington, D.C. as well as the necessary tools to navigate and succeed in the complicated environment of Capitol Hill. He is also Executive Director of the Housing Advisory Group, an organization comprised of industry professionals from around the country founded to advocate on behalf of housing issues. He regularly meets with Administration officials, Members of Congress, and congressional staff to advise on and seek support for the industry's housing agenda. Before joining Boston Capital, Mr. Gasson served on the staffs of Congressman Richard Gephardt of Missouri and Senate Majority Leader George Mitchell of Maine.

SARAH SAADIAN

Sarah Saadian joined NLIHC in 2016 and currently serves as Senior Vice President of Public Policy overseeing the organization's broad Congressional portfolio. Previously, Sarah worked with Enterprise Community Partners as a Senior Analyst where she focused on federal affordable housing and community development appropriations and Rapoza Associates as Policy Counsel where she focused on rural development. Sarah graduated from the University of Connecticut, School of Law after receiving her Bachelor's degree from the University of Virginia.

ROGER HERZOG

Roger Herzog is the Executive Director for the Community Economic Development Assistance Corporation (CEDAC), where he works with community development corporations and other non-profits on new affordable and supportive housing development and assists tenants, owners, CDCs, and local communities on strategies for preserving existing affordable housing. Roger brings over 35 years of experience in Massachusetts in the housing and community development field, including work in both the public and non-profit sectors. Roger also serves in an executive capacity for CEDAC's affiliate, the Children's Investment Fund, which provides financing and technical assistance to non-profit early education and out of school time providers. He also serves as the chair of the state's Supportive Housing and Services Committee of the Interagency Council on Housing and Homelessness.

CHRYSTAL KORNEGAY

Chrystal Kornegay became MassHousing's Executive Director in February 2018, bringing with her extensive experience and expertise in affordable housing, community development and government. Immediately before joining MassHousing, Kornegay served as the Undersecretary of Housing and Community Development for Massachusetts. Prior to that, she was the President and Chief Executive Officer of the community development corporation Urban Edge, and a project manager for The Community Builders. Kornegay is a graduate of the Achieving Excellence Program at Harvard University's Kennedy School of Government. She holds a Master's Degree in City Planning from the Massachusetts Institute of Technology and a Bachelor of Arts from Hunter College.

JENNIFER MADDOX

Jennifer Maddox is the Undersecretary of the Department of Housing and Community Development (DHCD), a \$2 billion agency that provides leadership, professional assistance and financial resources to promote safe, decent affordable housing opportunities, economic vitality of communities, and services and shelter to homeless populations. Previously, Ms. Maddox served as the Chief Financial and Administrative Officer for DHCD and was the Assistant Budget Director for the MA House Ways & Means Committee where she prepared recommendations for the state budget, emergency and capital relief legislation, analyzed budget proposals and policy issues. She is a graduate of La Salle University in Philadelphia.

DAN RIVERA

Dan Rivera comes to MassDevelopment after serving seven years as Mayor of the City of Lawrence, Mass. During his time as Mayor, the city saw significant commercial development, record new units of housing, and tens of millions of dollars invested in economic development planning and projects. Prior to his two terms as Mayor of Lawrence, Dan held various positions in the private, public, and nonprofit sectors. Dan is a veteran of the U.S. Army, where he served in the first Gulf War, Desert Shield/Desert Storm, and a graduate of the UMass Amherst and Suffolk University's Sawyer School of Management, where he earned his MBA. Dan lives in Lawrence with his wife, Paula, and their children, Daniel and Charlotte.

KATE RACER

Kate Racer is an Associate Director of the Massachusetts Department of Housing and Community Development (DHCD). Since 1991, her primary responsibility has been oversight of the Department's Division of Housing Development, which allocates over \$34 million in federal and state credits each year, which generate over \$210 million in equity. The Division also awards about \$100 million annually in state bond funds. Prior to assuming her current position at DHCD, Racer was Director of the state's affordable homeownership program and special assistant to the Governor's Cabinet Secretary for housing. A Minnesota native, Ms. Racer is a graduate of Carleton College with a master's degree from the University of Chicago.

CLARK ZIEGLER

Clark Ziegler is Executive Director of the Massachusetts Housing Partnership, a public agency that finances affordable rental housing and home ownership, provides community technical assistance, and helps shape state housing policy. Under his leadership since 1990, MHP has delivered \$5 billion in below-market financing for more than 45,000 housing units. Ziegler chairs the Housing Partnership Network's national lending affiliate, the Housing Partnership Fund. He is also a director of the National Association of Affordable Housing Lenders and the Massachusetts Community Economic Development Assistance Corporation.