



THE ROAD TO FINANCING MORE AFFORDABLE HOUSING IN MASSACHUSETTS

CHAPA FORUM

February 29, 2024 9:30 AM – 11:30 AM
Nixon Peabody LLP, Exchange Place
53 State St. Boston

Welcoming Remarks 9:30 – 9:45 A.M.

- Rachel Heller, Chief Executive Officer, *Citizens' Housing & Planning Association*
- Secretary Ed Augustus, *Executive Office of Housing and Livable Communities (EOHLC)*

Panel Discussion and Q&A 9:45 – 11:25 A.M.

- Kenan Bigby, Managing Director, *Trinity Financial, Inc.*
- Josh Cohen, President, *Beacon Communities*
- Angela Gile, Senior Project Director, *WinnCompanies*
- Angie Liou, Executive Director, *Asian Community Development Corporation*
- Kevin Maguire, CEO and Founder, *Oxbow Urban Real Estate Development*
- Amarillys Rodriguez, Development and Policy Senior Project Manager, *Planning Office for Urban Affairs (POUA)*
- Marie Morisset, Principal, *Boston Communities*
- Dave Traggorth, Principal, *Causeway Development*

Closing Remarks 11:25 – 11:30 A.M.

- Rachel Heller, Chief Executive Officer, *Citizens' Housing & Planning Association*

SPEAKER BIO: SEC. ED AUGUSTUS



Secretary Ed Augustus leads the newly created Executive Office of Housing and Livable Communities. Prior to joining the Healey administration, Secretary Augustus served as City Manager of Worcester, functioning as the chief administrative and executive officer of the gateway city of more than 200,000 people. Prior to joining the City of Worcester, Augustus served as Director of Government & Community Relations for the College of Holy Cross, State Senator for the 2nd Worcester district, Chief of Staff for Congressman Jim McGovern, and Chief of Staff to the Assistant Secretary for Intergovernmental and Interagency Affairs at the U.S. Department of Education under President Clinton's administration.

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FORUM PANELIST BIOS

KENAN BIGBY



Mr. Bigby joined Trinity Financial in 2001 and is the Managing Director of Development for the company. During Mr. Bigby's tenure at Trinity he has managed over \$1 billion in development for the company, representing more than 2,500 units of housing. Mr. Bigby has managed several award winning developments for the company including "Builder of the Year" recognition from Energy Star Homes and a finalist for "Best Family Project" from Affordable Housing Finance Magazine, the HUD HOME "Door Knocker Award," the "Lucy G. Moses Preservation Award" from the New York Landmarks Conservancy, and the "Excellence in Historic Preservation Award" from the Preservation League of New York State. Mr. Bigby sits on several Boards of Directors, including the Citizen's Housing and Planning Association (CHAPA), HomeStart, and the National Housing & Rehabilitation Association (NH&RA). Mr. Bigby holds a bachelor's degree from the University of Pennsylvania.

JOSH COHEN



Josh has been with Beacon Communities since 2006. In his role as President, Josh helps lead and support development staff in all aspects of project development and acquisition. Prior to becoming President of Development, Josh was a Vice President of Development as well as a Development Director responsible for managing development projects that ranged from the adaptive reuse of historic buildings to the refinancing and renovation of existing affordable housing. Josh is a member of the Policy Leadership Council of the Citizens' Housing and Planning Association and a member of the Board of Directors of New Ecology, Inc., a Boston-based non-profit focused on green design and energy efficiency in affordable housing. Josh holds a B.A. in Ethics, Politics, and Economics from Yale University. Josh lives with his family in Cambridge, Massachusetts.

ANGELA GILE



Angela Gile is a Senior Project Director with WinnDevelopment and is responsible for coordinating new construction, adaptive re-use, and occupied rehabs in Massachusetts, Rhode Island, and New Hampshire. Recently, Angela has worked on adapting mills in Southbridge and Lawrence, MA utilizing state and federal historic tax credits. Angela has experience with 40B permitting and is interested in meeting energy efficiency and sustainability goals such as achieving Passive House certification. Before joining WinnDevelopment, Angela worked as an Acquisitions and Development Manager with The Schochet Companies. Angela has experience with LIHTC, Federal and State Historic Tax Credits, MassHousing funds, MA DHCD funds, City of Boston RFP and IDP funds, Private Equity funds, Tax exempt bond financing, and HUD 223(f) loans. Angela graduated from the University of Oregon with a B.A. in Planning, Public Policy, and Management. She received a Master's in Urban Planning from the Harvard University, Graduate School of Design.

ANGIE LIOU



Angie Liou is a seasoned community leader specializing in affordable housing and community development since 2004 and having served as the project lead on over \$150 million worth of projects. Under her leadership, Asian Community Development Corporation (ACDC) has expanded its programs in housing support, resident and youth engagement and leadership, community planning, and placekeeping. Previously serving as ACDC's Director of Real Estate, Angie oversaw the asset management for ACDC's portfolio of 300+ units and was responsible for developing a pipeline of new ACDC projects. She has worked in Seattle and Philadelphia as a consultant and project manager at nonprofits that provide safe and affordable housing. Angie earned her Master of City Planning from the University of Pennsylvania with a concentration in Community Development and her Bachelor of Arts in Sociology at the University of Pennsylvania. Angie lives with her spouse in Boston, MA.



KEVIN MAGUIRE

Kevin Maguire is a professional with more than 25 years of experience in the building, design and development fields including experience as a construction laborer, environmental engineer, real estate consultant and housing developer. Kevin 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, managing the construction/rehabilitation of a historic bank headquarters, and overseeing the environmental remediation of leaking underground storage tanks in an environmentally sensitive area in addition to the creation of a number of award winning mixed income housing communities in New England.



AMARILLYS RODRIGUEZ

Amarillys Rodriguez joined POUA in July 2017 as a Kuehn Fellow for two years, and is now Development and Policy Senior Project Manager. Ms. Rodriguez is currently leading or supporting six projects in and around Boston totaling 549 units through the development process, including new construction, occupied rehabilitation, and adaptive reuse projects. Ms. Rodriguez arrived at POUA after graduating with a Master in City Planning degree in May 2017 from the Department of Urban Studies and Planning at the Massachusetts Institute of Technology (MIT), where she focused her studies on housing, community, and economic development. Prior to graduate school, Ms. Rodriguez worked in Washington, D.C., with the National Partnership for Women & Families. She also worked as an Emerson National Hunger Fellow in D.C. and Jackson, MS; as a Public Ally in her hometown of Hartford, CT; and earned a Bachelor of Arts in Public Policy Analysis from Pomona College in Claremont, CA.



MARIE MORISSET

F. Marie Morisset is a real estate developer, owner, operator and entrepreneur with a passion for housing innovation and an unwavering commitment to community. As Founding Partner of Morisset Real Estate and Principal at Boston Communities, Marie oversees all aspects of the development life cycle including acquisition, financing and closing large mixed-income multifamily rental and ownership communities. Currently, Marie is managing one of the largest home ownership development projects in Boston. Marie is a Haitian-born native American who moved to Massachusetts with her family in pursuit of a better life and education. While growing up, her parents were offered affordable housing in one of Nuestra Comunidad's properties where her family resided for more than 15 years before purchasing their first home. Marie is also an active member on several non-profit boards including the Builders of Color Coalition, Stetson School Fund, South Shore Stars, and Mass Farmers Markets. She holds a Master of Science in Project Management from Boston University, is a licensed builder and Certified Professional in Commercial Real Estate.



DAVE TRAGGORTH

Dave leads Causeway Development, a Massachusetts-based advisory and development company focused on using public and private financing to tackle some of the toughest development challenges. Since moving to Massachusetts in 2008, he has worked on more than 30 different projects, 1400 housing units with \$600M in value, and oversees a growing portfolio of projects in Boston, Chelsea, Worcester, and Haverhill, to name a few. Previously, he served as Director of Development for Mitchell Properties and started Traggorth Companies LLC in 2012. In 2022, Traggorth Companies became Causeway Development. He graduated from Furman University in Greenville, South Carolina, and earned his Master's in Urban Planning and Community Development at the University of Maryland School of Architecture.