NeighborWorks® America Networking Breakfast &
35th Anniversary Celebration

Working across Sectors
toward
Measurably Healthier Communities

Hosted by:

TD Bank
America’s Most Convenient Bank®

February 4, 2014
The State Room • 60 State Street • Boston, Massachusetts
February 4, 2014

Dear Colleague:

Welcome to NeighborWorks America’s Networking Breakfast & 35th Anniversary Celebration. This is the first of what will be an annual event in Boston focusing on emerging issues facing our communities.

For 35 years, NeighborWorks America and its network of community based organizations have strengthened communities throughout the country with a commitment to help build vibrant places to live that provide safe, decent and affordable homes. We have deep roots in the greater Boston area, home to some of our past leadership, and served through 7 chartered member organizations and our regional office. There are 37 NeighborWorks chartered member organizations in the 6 New England states, and 80 throughout the Northeast Region.

NeighborWorks is built on partnership and collaboration between diverse sectors of our society. We are always challenging ourselves to think differently about the problems and opportunities facing us, to innovate, to take advantage of new tools and to learn from each other.

The intersection of health and housing is rich in opportunity for collaboration across sectors towards a shared goal – measurably healthier people and communities. We want to contribute to a deeper understanding between those working in health and in housing so that we can all achieve more together. Our breakfast meeting will be a success if you are inspired to further explore our common ground. NeighborWorks America is committed to doing so locally, regionally and throughout the country.

We see our 35th anniversary as an opportunity to anticipate and prepare for the opportunities ahead, and we appreciate your sharing it with us. We thank TD Bank for their sponsorship of the breakfast, and The Federal Home Loan Bank of Boston for their additional support to bring this morning’s program to you.

Sincerely,

Eileen M. Fitzgerald           Deborah Boatright
President & Chief Executive Officer   Vice President, Northeast Region
Introduction

Zip codes are more predictive of health than genetic codes. Housing and community development organizations improve the quality of life in zip codes most associated with poor health outcomes. The health and housing sectors have a shared mission, and new incentives and opportunities for collaboration with the implementation of the Affordable Care Act.

• What promising approaches exist to measure the impact of community development and quality housing on health, both from an individual and community/public health perspective?

• What resources are being identified to incentivize the connections between health and housing?

• How can we increase the dialogue between housing and health sectors so that more joint initiatives can be developed?
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Program

9:00 AM  Welcome, NeighborWorks at 35
          • Deborah Boatright, Vice President, Northeast Region, NeighborWorks America

9:10 AM  Keynote
          • Dr. Megan Sandel, Associate Professor of Pediatrics at Boston University Schools of
                    Medicine and Public Health

9:20 AM  Panel
          • Moderator: Eileen Fitzgerald, President & Chief Executive Officer, NeighborWorks America

          The Challenge of Documenting Results: How do we know what makes a difference?
          • Rebecca Morley, Executive Director, National Center for Healthy Housing
          • Dr. Aaron Wernham, Director, Health Impact Project, Pew Charitable Trusts

          The Affordable Care Act, Community Benefits and Community Building
          • M. Laurie Cammisa, Esq., Principal, The Cammisa Group
          • Elizabeth González Suárez, Director of Community Health Practice, Community
                    Benefits, Dana-Farber Cancer Institute

          The Partnership Challenge
          • Charise Fong, Chief Operating Officer, East Bay Asian Local Development Corporation
          • Jeanne Pinado, Chief Executive Officer & Executive Director, Madison Park
                    Development Corporation

10:20 AM  Discussion
          • Facilitator: Chuck Wehrwein, Executive Vice-President & Chief Operating Officer,
                        NeighborWorks America

10:50 AM  Wrap up
          • Chuck Wehrwein
Deborah Boatright  
**Vice President, Northeast Region, NeighborWorks America**  

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An acknowledged expert in affordable housing and community development, Deborah Boatright specializes in developing partnerships that unite the public and private sector in efforts to improve housing options for low and moderate income families, and address community needs.

Boatright was appointed to be the vice president of NeighborWorks America’s northeast region in April 2011, where she oversees operations and develops strategic alliances in 11 states from Maine to Delaware, as well as the District of Columbia, Puerto Rico and the US Virgin Islands. She is responsible for the provision of resources and support to 80 affiliated community development organizations, which together comprise 33 percent of the national NeighborWorks network.

Boatright first joined NeighborWorks America in 2006 as the district director for the Northeast District, which then included New York State, New Jersey, Puerto Rico and the Virgin Islands. She was instrumental in forging new partnerships that reached underserved communities throughout the district while assisting its 29 network members to sustain capacity and impact during the economic downturn.

Prior to joining NeighborWorks America, Boatright served as an assistant commissioner, Office of Community Development at NYS Homes and Community Renewal where she supervised housing and community development activities of regional offices; oversaw community based housing programs statewide as well as the Housing Trust Fund and Tax Credit Programs.

Boatright’s many accomplishments include the implementation of New York City’s breakthrough anti-abandonment housing initiative. She earned her master’s degree in Policy Analysis and Urban Affairs at The New School and was a Fannie Mae fellow at Harvard University’s Kennedy School of Government Program for Senior Executives in State and Local Government.
M. Laurie Cammisa, Esq.
Principal, The Cammisa Group
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M. Laurie Cammisa, principal in The Cammisa Group, is a recognized leader in the field of hospital community benefits. She led the community benefit efforts at Boston Children’s Hospital as vice president for child advocacy for 14 years. She has written and presented extensively on the subject. Her expertise is in helping hospitals develop and implement strategies for community benefits programs that serve the needs of the local community, create broader social impact, and comply with federal and state regulations. She created one of the first performance measurement systems for community benefits in the country. And she has presented nationally on how best to communicate that work to both internal and external audiences.

Eileen Fitzgerald
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As president and chief executive officer of NeighborWorks America, Eileen M. Fitzgerald oversees the provision of technical assistance, financial assistance and training to over 3,000 community based organizations. She also oversees the support of a national network of more than 235 affordable housing and community development organizations serving more than 4,000 communities. NeighborWorks America is a public nonprofit corporation established as the Neighborhood Reinvestment Corporation by an act of Congress in 1978. [NeighborWorks America is the organization’s trade name.]

Fitzgerald became chief executive officer on June 1, 2011, after serving as acting chief executive since January of that year. She served as NeighborWorks America’s chief operating officer since June 2005, bringing to the role nearly 20 years of experience in housing and community development. Previously, at the Fannie Mae Foundation, she was responsible for alliance and relationship management for key foundation partners as a senior director of national initiatives. Fitzgerald also served as acting executive director and vice president of program operations for the McAuley Institute, a national nonprofit intermediary committed to improving the housing conditions of women and families through community-based efforts.
Earlier, she contributed to the field as chief investment officer for single-family finance at the AFL-CIO Housing Investment Trust, a multi-billion dollar investment company that manages assets from hundreds of pension funds. There, she was responsible for the development and rollout of HIT HOME, a home mortgage program for union members.

From 1994 to 2000, Fitzgerald served in the U.S. Department of Agriculture’s Rural Housing Service as the associate administrator and acting administrator, where she was responsible for management and oversight of single-family, multi-family housing and community facilities programs. She served in both Virginia and Maryland state governments. She is a graduate of Fordham University in New York and the Woodrow Wilson School of Public and International Affairs at Princeton University.

Charise Fong
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Charise works closely with all of EBALDC’s programs to align and continuously improve impact evaluation, information systems, and cross-departmental collaboration. Charise has deep experience with people-based strategies and cross-sector collaborations. She was a founding member of SparkPoint Oakland, and launched EBALDC’s East Oakland community hub and the Age-Friendly Community in the San Pablo Avenue Corridor. She also has expertise in outcomes measurement systems.

Charise started her career as a litigation attorney in Los Angeles. She transitioned into the nonprofit sector to work on policy advocacy at CAA in San Francisco and then served as Program Director at Mission Hiring Hall/South of Market Employment Center. Charise has also worked in business development for a technology startup. As an independent consultant, she has assisted nonprofit clients with program development, research and fundraising. She first came to EBALDC in 2006 as the Director of Neighborhood and Economic Development. During this time, she launched the Resident Services program and significantly expanded Family Economic Success programs. She also facilitated organizational discussions on EBALDC’s Healthy Neighborhoods strategy and helped launch EBALDC’s pilot healthy neighborhoods. Charise holds a B.A. in history from UCLA and a J.D. from the University of San Francisco School of Law.
Elizabeth González Suárez
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Elizabeth González Suárez is the director of community health practice at Dana-Farber Cancer Institute (DFCI) and the deputy director of the U54 Partnership Outreach Program.

Most of her 17-year tenure with DFCI has been dedicated to designing and implementing evidence-based programs that promote public health among high-risk and underserved populations. Earlier in her career, she conducted research on community based approaches to health promotion and cancer prevention. She was an active member of the Institute’s Diversity Initiative, targeting programs to increase representation of people of color into the health professions. Through her work, she has developed strong partnerships with faith-based organizations, community health centers and community development corporations to bring innovative and comprehensive health and wellness program to affordable housing and faith-based organizations.

Currently, she manages Open Doors to Health, a community health worker program to increase physical activity and healthy eating in four low-income housing developments in Boston. In addition, she is responsible for the United Way/Jimmy Fund Tobacco Control and Youth Civic Engagement Initiative and the Faith-Based Cancer Prevention Outreach Program. She co-chairs the DFCI Community Benefits External Advisory Committee, serves on the Dana-Farber/Harvard Cancer Center Initiative to Eliminate Cancer Disparities, Community Engagement Committee and on the Advisory Board of the Jordan Boys & Girls Club.

From 2006-2012, Ms. González Suárez served on the board of directors of IBA (Inquilinos Boricuas en Accion). In 2008, she was elected president of the Board. Ms. Gonzalez Suarez’s leadership was pivotal in accomplishing IBA corporate merger with its real estate affiliate, ETC Development Corporation (ETC). In 2013, she was awarded the Jorge Hernandez Leadership Award in the civic category, as well as the Sociedad Latina’s Nuestra Vos Award for her long-term passionate and steadfast commitment in addressing the issues affecting the Latino community in Boston.

Ms. González Suárez received a bachelor’s and master’s in Psychology from Universidad Central de Venezuela, Caracas, Venezuela. She is married with two sons, and is a strong community arts advocate and supporter.
Rebecca Morley is the executive director of the National Center for Healthy Housing (NCHH), where she leads a multi-disciplinary staff in the mission of creating healthy and safe housing for children. Ms. Morley led the development of the National Healthy Homes Training Center now active in 40 states and spearheaded NCHH's work in the Gulf Coast region following Hurricanes Katrina and Rita. She launched and is the Chair of the National Safe and Healthy Housing Coalition—a multidisciplinary collaborative of non-profits advocating for better quality housing and neighborhoods for the nation’s families.

Before joining NCHH in 2002, Ms. Morley was a senior associate with ICF Consulting in Washington, DC, where she served as an environmental health, affordable housing, and communications consultant to state and federal agency clients.

From 1996 to 2001, Ms. Morley worked with HUD as a Presidential Management Fellow in a variety of posts, including the Offices of the Secretary, Public Affairs, General Counsel, and Healthy Homes and Lead Hazard Control. During her tenure at HUD, she wrote regulations, managed grants, assisted with events and communications, served on the President’s Task Force for Children’s Environmental Health Safety and contributed to major Departmental reports. Ms. Morley also served as a legislative fellow to U.S. Senator Jack Reed.

She has authored numerous articles and publications on the topic of housing and public health, including a book entitled “Healthy and Safe Homes: Research, Policy and Practice.” Ms. Morley serves on the Board of Healthy Housing Solutions, inc. and is the President of the Fleming Park Community Association. She holds a bachelor’s degree in Environmental Science and a master’s degree in public policy from the Georgia Institute of Technology.
In 1998, Jeanne Pinado became the chief executive officer of Madison Park Development Corporation (Madison Park), a non-profit community development corporation in Roxbury, MA. Established in 1966, Madison Park developed and owns 1,300 units of multi-family housing. In the past ten years, the organization built and sold 113 affordable homeownership units, including the 60-unit Davenport Commons project that won the 2003 Fannie Mae Foundation Maxwell Award of Excellence due to its innovative partnership with Northeastern University.

Madison Park owns two commercial buildings in Roxbury's Dudley Square Business District totaling 74,000 square feet and pursues a cultural economic development agenda through its programming at Hibernian Hall. In addition, its community organizers work with residents and merchants on a variety of initiatives including violence prevention and voter turnout and leadership development. Madison Park has an annual budget of $3.4 million and employs a staff of 24.

Ms. Pinado holds a BA degree in economics from the University of Virginia and an MBA in finance from Columbia University. She serves as the treasurer of Massachusetts Association of CDCs (MACDC) and a member of the Executive Committee of Citizens’ Housing and Planning Association (CHAPA). Jeanne is a board member of the Massachusetts Cultural Council, the Foley Hoag Foundation, Charlesbank Homes Foundation, Franklin Square Housing Foundation, Zoo New England and chairs the Massachusetts Housing Finance Agency Multi-family Advisory Committee. She also serves as board president of Washington, DC-based NeighborWorks Capital Corporation, a CDFI.
Megan Sandel, MD MPH, is an associate professor of pediatrics at the Boston University Schools of Medicine and Public Health, the Medical Director of National Center for Medical-Legal Partnership, and a Co-Principal Investigator with Children's Health Watch.

She is the former pediatric medical director of Boston Healthcare for the Homeless program, and is a nationally recognized expert on housing and child health. In 1998, she published with other doctors at Boston Medical Center, the DOC4Kids report, a national report on how housing affected child health; it was the first of its kind, and over the course of her career, Dr. Sandel has written numerous peer reviewed scientific articles and papers on this subject.

She has served as a principal investigator for numerous NIH, HUD and foundation grants, working with the Boston Public Health Commission and Massachusetts Department of Public Health to improve the health of vulnerable children, particularly those with asthma. She has served on numerous committees and advisory boards, such as the National Center for Healthy Housing, a national advocacy group, both the National American Academy of Pediatrics' and the Massachusetts Chapter's Committee on Environmental Health, and the Center for Disease Control Advisory Committee for Childhood Lead Poisoning Prevention.
Chuck Wehrwein  
Executive Vice President & Chief Operating Officer,  
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As executive vice-president and chief operating officer of NeighborWorks America, Chuck Wehrwein oversees the organization’s divisions of field operations, national initiatives and applied research, training, organizational assessment and information management. Wehrwein, who was appointed to his position in May 2012, has an extensive background in leadership of both affordable housing development, management and financing, and homeownership education and counseling. He also brings experience in the private, public and nonprofit sectors.

Prior to joining NeighborWorks America, Wehrwein served as president of the Housing Partnership Exchange at the Housing Partnership Network (HPN), which encompasses cooperative businesses such as HPN’s health insurance company, property and casualty insurance company and group buying organization. In this role, he also was responsible for overall strategic planning and outcomes, operations, budgeting and resource development with other members of HPN’s executive leadership team.

From 2000 to 2007, Wehrwein served as senior vice president for strategic development initiatives at Mercy Housing, where he led the planning and implementation of its portfolio acquisition initiative. He also was responsible for Mercy’s underwriting and asset management activities, the Mercy Loan Fund and new business development, along with serving as regional president of Mercy Housing Southwest, Midwest and East.

Before joining Mercy Housing, Wehrwein was chief operating officer of the National Equity Fund, where he was responsible for all program operations – including acquisitions, asset management, portfolio management and information systems – with annual equity placements of $300 million to $400 million. Previously, he served as deputy assistant secretary for multifamily housing at the U.S. Department of Housing and Urban Development, and as deputy administrator for multifamily housing at the U.S. Department of Agriculture's Rural Housing Service.

A certified public accountant, Wehrwein earned an undergraduate degree from the University of Illinois at Chicago and an MBA from DePaul University.
Dr. Aaron Wernham is the director of the Health Impact Project, a collaboration of the Robert Wood Johnson Foundation and The Pew Charitable Trusts designed to support the use of health impact assessments in the United States.

Dr. Wernham’s work focuses on integrating public health considerations into policy decisions outside the health sector. Dr. Wernham has conducted HIA trainings for, collaborated with and advised the National Prevention Council and many state and federal agencies seeking to integrate health into decisions in transportation, housing, land use, oil and gas, and other policy areas.

He leads a national grantmaking initiative on HIA and directs a program that conducts research and provides training, technical assistance, and policy support to agencies and organizations seeking to incorporate the determinants of health into policies, plans, and projects. He served as a member of the National Academy of Sciences committee on health impact assessment (HIA).

Prior to joining Pew, Dr. Wernham directed the HIA program at the Alaska Native Tribal Health Consortium, where he led efforts to formally integrate HIAs into environmental impact statements for oil and gas and mining projects and policies, and directed a collaborative state-tribal-federal working group which led to the establishment of the Alaska state health department’s HIA program.

Dr. Wernham received his medical degree from the University of California, San Francisco, and a master’s degree from the University of California, Berkeley. He is board certified in family medicine.
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### Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Title/Position</th>
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<tbody>
<tr>
<td>Gary Adamkiewicz</td>
<td>Senior Research Scientist</td>
<td>Harvard School of Public Health</td>
<td>Boston, MA</td>
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<td>Altaf Ahmed</td>
<td>Retail Market Manager, Boston</td>
<td>TD Bank</td>
<td>Boston, MA</td>
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<tr>
<td>Eileen Anderson</td>
<td>Senior Relationship Manager, Homeownership</td>
<td>NeighborWorks America</td>
<td>New York, NY</td>
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<td>Jessica Andors</td>
<td>Executive Director</td>
<td>Lawrence CommunityWorks</td>
<td>Lawrence, MA</td>
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<tr>
<td>Angela Ankoma</td>
<td>Board Member</td>
<td>West Elmwood Housing Development Corp.</td>
<td>Providence, RI</td>
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<tr>
<td>David Aronstein</td>
<td>Director</td>
<td>Boston Alliance for Community Health</td>
<td>Boston, MA</td>
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<td>Pamela Bailey</td>
<td>Communications Writer</td>
<td>NeighborWorks America</td>
<td>Washington, DC</td>
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<tr>
<td>Pamela H. Baldwin</td>
<td>Deputy Director</td>
<td>Harvard Joint Center for Housing Studies</td>
<td>Cambridge, MA</td>
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<td>Merten Bangemann-Johnson</td>
<td>Chief Executive Officer</td>
<td>Rural Edge</td>
<td>Lyndonville, VT</td>
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<td>Joel Barrera</td>
<td>Deputy Director</td>
<td>Metropolitan Area Planning Council (MAPC)</td>
<td>Boston, MA</td>
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<td>Eric Belsky</td>
<td>Managing Director</td>
<td>Harvard Joint Center for Housing Studies</td>
<td>Cambridge, MA</td>
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<td>Ludy Biddle</td>
<td>Executive Director</td>
<td>NeighborWorks of Western Vermont</td>
<td>West Rutland, VT</td>
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<td>Rose Brown</td>
<td>Regional Operations Manager</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
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<td>Donna Brown</td>
<td>Executive Director</td>
<td>South Boston Neighborhood Development Corporation</td>
<td>South Boston, MA</td>
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<td>Hehershe Busuego</td>
<td>Program Associate</td>
<td>The Boston Foundation</td>
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<td>Vanessa Calderon</td>
<td>Chief Executive Officer</td>
<td>Inquilinos Boricuas en Acción (IBA)</td>
<td>Boston, MA</td>
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<td>Susanne M. Cameron</td>
<td>Senior Vice President, National Initiatives &amp; State Director, Massachusetts</td>
<td>Citi Community Development</td>
<td>Boston, MA</td>
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<td>Laurie Cammisa, Esq.</td>
<td>Principal</td>
<td>The Cammisa Group</td>
<td>Boston, MA</td>
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<td>Janelle Chan</td>
<td>Executive Director</td>
<td>Asian Community Development Corporation</td>
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<td>Brenda Clement</td>
<td>Executive Director</td>
<td>Citizen's Housing &amp; Planning Association (CHAPA)</td>
<td>Boston, MA</td>
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<td>Sharon Conard-Wells</td>
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<td>West Elmwood Housing Development Corp.</td>
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<td>Magnolia Contreras</td>
<td>Director of Community Benefits</td>
<td>Dana-Farber Cancer Institute</td>
<td>Boston, MA</td>
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<td>Bert Cooper</td>
<td>Executive Director</td>
<td>Community Works Rhode Island</td>
<td>Providence, RI</td>
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<td>Margaret Corcoran</td>
<td>Project Coordinator</td>
<td>Partners HealthCare</td>
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<td>Robert Corley</td>
<td>Executive Director</td>
<td>NeighborWorks Southern Mass</td>
<td>Quincy, MA</td>
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<td>Peter Daly</td>
<td>Executive Director</td>
<td>Cambridge Neighborhood Apartment Housing Services (CNAHS)</td>
<td>Cambridge, MA</td>
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<td>Adra Darling</td>
<td>Senior Account Director</td>
<td>Colette Phillips Communications</td>
<td>Boston, MA</td>
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<td>Andrew Davis</td>
<td>President &amp; CEO</td>
<td>Carney Hospital</td>
<td>Dorchester, MA</td>
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<td>Ernani DeAraujo</td>
<td>Counsel</td>
<td>East Boston Neighborhood Health Center</td>
<td>Boston, MA</td>
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<td>Mike Devlin</td>
<td>Senior Program Administrator</td>
<td>Harvard Pilgrim Health Care Foundation</td>
<td>Wellesley, MA</td>
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<td>Tom Deyo</td>
<td>Vice President, National Real Estate Programs</td>
<td>NeighborWorks America</td>
<td>Washington, DC</td>
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<td>Marc Dohan</td>
<td>Executive Director</td>
<td>Twin Cities Community Development Corp.</td>
<td>Fitchburg, MA</td>
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<td>Mark Draisen</td>
<td>Executive Director</td>
<td>Metropolitan Area Planning Council</td>
<td>Boston, MA</td>
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<td>Lauren Edlund</td>
<td>Manager, Success Measures Evaluation &amp; Research</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
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<td>John Erwin</td>
<td>Executive Director</td>
<td>Conference of Boston Teaching Hospitals</td>
<td>Silver Spring, MD</td>
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<td>Jim Ferris</td>
<td>Executive Director</td>
<td>NeighborWorks Capital</td>
<td>Silver Spring, MD</td>
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<td>Brooke Finn</td>
<td>Vice President, NeighborWorks Services Group</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
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<td>John Fitterer</td>
<td>Director of Communications</td>
<td>MA Association of Community Development Corp. (MACDC)</td>
<td>Boston, MA</td>
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<td>Amy Fitzpatrick</td>
<td>Program Fellow</td>
<td>The Boston Foundation</td>
<td>Boston, MA</td>
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<td>Joe Flatley</td>
<td>President &amp; CEO</td>
<td>Massachusetts. Housing Investment Corp. (MHIC)</td>
<td>Boston, MA</td>
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<td>Francine Ferguson</td>
<td>Director, Real Estate Enterprise Strategies</td>
<td>NeighborWorks America</td>
<td>Austin, TX</td>
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<td>Suzanne Frechette</td>
<td>Deputy Director</td>
<td>Coalition for a Better Acre</td>
<td>Lowell, MA</td>
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<td>Desiree Frieson</td>
<td>Associate Public Affairs &amp; Communications Advisor</td>
<td>NeighborWorks America</td>
<td>New York, NY</td>
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<td>Jennifer Gabriel</td>
<td>Vice President, Community Relations</td>
<td>TD Bank</td>
<td>Springfield, MA</td>
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<td>Louisa Gag</td>
<td>AmeriCorps Member</td>
<td>South Boston NDC</td>
<td>South Boston, MA</td>
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<td>Tim Galvin</td>
<td>Program Coordinator</td>
<td>Partners HealthCare Blackstone Valley</td>
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<td>Joe Garlick</td>
<td>Executive Director</td>
<td>NeighborWorks Blackstone River Valley</td>
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<td>Karen Gately</td>
<td>Executive Director</td>
<td>Roxbury Tenants of Harvard</td>
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<td>Keith Getter</td>
<td>Senior Relationship Manager</td>
<td>NeighborWorks America</td>
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<td>Phil Giffee</td>
<td>Executive Director</td>
<td>Neighborhood of Affordable Housing (NOAH)</td>
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<td>Tobi Goldberg</td>
<td>Senior Community Investment Manager</td>
<td>Federal Home Loan Bank of Boston</td>
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<td>Aaron Gornstein</td>
<td>Undersecretary, Housing &amp; Community Development</td>
<td>The Commonwealth of Massachusetts</td>
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<td>Trisha Guditz</td>
<td>Relationship Manager</td>
<td>NeighborWorks America</td>
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<td>Roxanne Haecker</td>
<td>Director of Program Development</td>
<td>Roxbury Tenants of Harvard</td>
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<td>Kristen Harol</td>
<td>Vice President</td>
<td>The Life Initiative</td>
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<td>Chris Harper-Fahey</td>
<td>Relationship Manager</td>
<td>NeighborWorks America</td>
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<tr>
<td>Kim Harris</td>
<td>Senior Public Health Promotion Specialist</td>
<td>Rhode Island Department of Health</td>
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<tr>
<td>Roger Herzog</td>
<td>Executive Director</td>
<td>Community Economic Development Corp. (CEDAC)</td>
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<tr>
<td>Susan Ifill</td>
<td>Chief Operating &amp; Financial Officer</td>
<td>Neighborhood Housing Services of New York</td>
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<tr>
<td>Ramona Johnson</td>
<td>Relationship Manager</td>
<td>NeighborWorks America</td>
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<tr>
<td>Kirsten Johnson-Obey</td>
<td>Senior Vice President, Public</td>
<td>NeighborWorks America</td>
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<tr>
<td>Pam Jones</td>
<td>Director of Policy &amp; Planning</td>
<td>Boston Public Health Commission</td>
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<tr>
<td>Susan Jouard</td>
<td>Senior Public Affairs &amp; Communications Manager</td>
<td>NeighborWorks America</td>
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<tr>
<td>Mary Ellen Jutras</td>
<td>Vice President, Deputy Director</td>
<td>Federal Home Loan Bank of Boston</td>
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<tr>
<td>Barry Keppard</td>
<td>Public Health Manager</td>
<td>Metropolitan Area Planning Council (MAPC)</td>
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<tr>
<td>Chrystal Kornegay</td>
<td>President &amp; CEO</td>
<td>Urban Edge</td>
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<tr>
<td>Pat Kosma</td>
<td>Chief Executive Officer</td>
<td>Kennebec Valley Community Action Program</td>
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<tr>
<td>Joseph Kriesberg</td>
<td>President</td>
<td>Massachusetts Association of Community Development Corp. (MACDC) Boston, MA</td>
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<tr>
<td>Dennis Lagueux</td>
<td>Senior Vice President, Community Development</td>
<td>TD Bank</td>
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<tr>
<td>Gail Latimore</td>
<td>Executive Director</td>
<td>Codman Square Neighborhood Development Corp.</td>
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</tbody>
</table>

Working Together for Strong Communities
<table>
<thead>
<tr>
<th>Name</th>
<th>Title/Role</th>
<th>Organization</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Celeste Lee</td>
<td>Senior Director, Grantmaking</td>
<td>Blue Cross Blue Shield Massachusetts Foundation</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Andre Leroux</td>
<td>Executive Director</td>
<td>Massachusetts Smart Growth Alliance</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Angie Liou</td>
<td>Director of Real Estate</td>
<td>Asian Community Development Corporation</td>
<td>Boston, MA</td>
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<tr>
<td>Emily Loomis</td>
<td>Director of Real Estate</td>
<td>The Neighborhood Developers</td>
<td>Chelsea, MA</td>
</tr>
<tr>
<td>Jennifer McAllister</td>
<td>Senior Manager, Regional Partnerships</td>
<td>NeighborWorks America</td>
<td>Washington, DC</td>
</tr>
<tr>
<td>Christina McHenry</td>
<td>Senior Vice President, Public Relations</td>
<td>NeighborWorks America</td>
<td>Washington, DC</td>
</tr>
<tr>
<td>Myechia Minter-Jordan</td>
<td>President &amp; CEO</td>
<td>The Dimock Center</td>
<td>Roxbury, MA</td>
</tr>
<tr>
<td>Jessica Mulcahy</td>
<td>Senior Manager, Success Measures</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Madeline Nash</td>
<td>Director of Real Estate</td>
<td>Coalition for a Better Acre</td>
<td>Lowell, MA</td>
</tr>
<tr>
<td>Harold Nassau</td>
<td>Senior Manager, Asset Management</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Mayra Negrón</td>
<td>Chief Officer of Operations</td>
<td>Inquilinos Boricuas en Acción (IBA)</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Beata Nelken, MD</td>
<td>Pediatrician</td>
<td>Thundermist Health Center</td>
<td>Woonsocket, RI</td>
</tr>
<tr>
<td>Sarah Norman</td>
<td>Senior Advisor, Health &amp; Housing</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Mickey Northcutt</td>
<td>Chief Executive Officer</td>
<td>North Shore CDC</td>
<td>Salem, MA</td>
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<tr>
<td>Glen Ohlund</td>
<td>Community Development</td>
<td>TD Bank</td>
<td>Boston, MA</td>
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<tr>
<td>Lea Susan Ojamaa</td>
<td>Director, Division of Prevention &amp; Wellness</td>
<td>Massachusetts Department of Public Health</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>Bernadette Orr</td>
<td>Director, Community Building Program</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
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<tr>
<td>Nam Pham</td>
<td>Executive Director</td>
<td>VIET-AID</td>
<td>Dorchester, MA</td>
</tr>
<tr>
<td>Colette Phillips</td>
<td>President &amp; CEO</td>
<td>Colette Phillips Communications</td>
<td>Boston, MA</td>
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<tr>
<td>David Price</td>
<td>Executive Director</td>
<td>Nuestra Comunidad Development Corp.</td>
<td>Boston, MA</td>
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<tr>
<td>Katie Provencher</td>
<td>Director of Community Engagement</td>
<td>Urban Edge</td>
<td>Boston, MA</td>
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<tr>
<td>Joan Quinlan</td>
<td>Executive Director</td>
<td>Massachusetts General Hospital</td>
<td>Boston, MA</td>
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<tr>
<td>Rebecca Regan</td>
<td>President, Capital Markets</td>
<td>Housing Partnership Network</td>
<td>Boston, MA</td>
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<tr>
<td>Steve Ridini</td>
<td>Vice President</td>
<td>Health Resources in Action</td>
<td>Boston, MA</td>
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<tr>
<td>Christine Rogers</td>
<td>Senior Community Investment Manager</td>
<td>Federal Home Loan Bank of Boston</td>
<td>Boston, MA</td>
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<tr>
<td>Name</td>
<td>Title/Position</td>
<td>Organization/Group</td>
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<tr>
<td>Mullen Sawyer</td>
<td>Executive Director</td>
<td>Oak Hill CDC</td>
<td>Worcester, MA</td>
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<tr>
<td>Esther Scholorholtz</td>
<td>Senior Vice President, Director Community Investment</td>
<td>Boston Private Bank</td>
<td>Boston, MA</td>
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<tr>
<td>Vita Shklovsky</td>
<td>Housing &amp; Community Investment Compliance Analyst</td>
<td>Federal Home Loan Bank of Boston</td>
<td>Boston, MA</td>
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<tr>
<td>Ascala Sisk</td>
<td>Director, Community Stabilization</td>
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<tr>
<td>Noémie Sportiche</td>
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<td>Boston, MA</td>
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<tr>
<td>Joan Straussman</td>
<td>Senior Director</td>
<td>NeighborWorks America</td>
<td>New York, NY</td>
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<tr>
<td>Michael Tager</td>
<td>Vice President</td>
<td>TD Bank</td>
<td>Burlington, MA</td>
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<tr>
<td>Elizabeth Tanefis</td>
<td>Program Manager</td>
<td>Health Resources in Action</td>
<td>Boston, MA</td>
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<tr>
<td>Katherine Trimble</td>
<td>Board President</td>
<td>Community Works Rhode Island</td>
<td>Providence, RI</td>
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<tr>
<td>Bob Van Meter</td>
<td>Executive Director</td>
<td>LISC</td>
<td>Boston, MA</td>
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<tr>
<td>Arisleyda Veloz</td>
<td>Public Health Planner &amp; Research Analyst</td>
<td>Lawrence CommunityWorks</td>
<td>Lawrence, MA</td>
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<tr>
<td>Kimberly Vermeer</td>
<td>President</td>
<td>Urban Habitat Initiatives, Inc.</td>
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<tr>
<td>Maureen Voghel</td>
<td>Executive Director</td>
<td>Neighborhood Housing Services of New Britain</td>
<td>New Britain, CT</td>
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<td>Matthew Wally</td>
<td>Community Development Group Manager</td>
<td>TD Bank</td>
<td>Worcester, MA</td>
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<tr>
<td>Dee Walsh</td>
<td>Executive Vice President</td>
<td>Housing Partnership Network</td>
<td>Boston, MA</td>
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<tr>
<td>Jeanne Wardford</td>
<td>Director, National Partnerships</td>
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<td>Washington, DC</td>
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<tr>
<td>Amy Weatherbee</td>
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<tr>
<td>Eleanor White</td>
<td>President &amp; CEO</td>
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<td>Watertown, MA</td>
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<td>Michael Williams</td>
<td>Relationship Manager</td>
<td>NeighborWorks America</td>
<td>Boston, MA</td>
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<td>Kenneth Willis</td>
<td>First Vice President</td>
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<td>Beverly Wing</td>
<td>Program Consultant</td>
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<td>Ben Wood</td>
<td>Healthy Community Design Coordinator</td>
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<td>Ann Woodward</td>
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<td>Jim Word</td>
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<tr>
<td>Susan Younis</td>
<td>Equity Builder Program Manager</td>
<td>Federal Home Loan Bank of Boston</td>
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Resources

Community Development and Health Initiatives

- East Bay Asian Local Development Corporation, Strategic Plan: [http://www.ebaldc.org/healthy-neighborhoods](http://www.ebaldc.org/healthy-neighborhoods)
- Massachusetts Public Health Association "Act Fresh" Campaign: [http://www.mphaweb.org/actfresh.htm](http://www.mphaweb.org/actfresh.htm)

Understanding the Affordable Care Act

- Catholic Health Association of the United States, Community Benefits article: [www.chausa.org/communitybenefit[chausa.org](http://www.chausa.org/communitybenefit[chausa.org)]
Measurement Tools

- Public Health Initiative, Health in All Policies work: [http://www.phi.org/resources/?resource=hiapguide&utm_source=PHI+Newsletter&utm_campaign=a59f600f32-Health_in_All_Policies_Guide_Launches9_30_2013&utm_medium=email&utm_term=0_14767b3be6-a59f600f32-23380753](http://www.phi.org)
- Center for Community Health Education Research and Service, Inc: [www.cchers.org](http://www.cchers.org)
- Catholic Health Association of the United States: [http://www.chausa.org/knowledge-center/cha-knowledge-center](http://www.chausa.org)
- Success Measures: [www.nw.org/successmeasures](http://www.nw.org/successmeasures)

Research and Reporting

NeighborWorks® America

12 Ways We Built Strong Communities in FY2012

NeighborWorks America and our partners worked together for strong communities by

---

**Delivering Knowledge and Expertise**

- 305,000 households were assisted with their housing needs.
- 15,000 families obtained a new, affordable home.
- More than 121,900 consumers were better informed to make housing decisions.
- More than 18,500 homeowners preserved their homes.
- More than 102,000 quality, affordable rental homes were provided by the NeighborWorks network.
- More than 4,600 cities and towns nationwide achieved or preserved the dream of homeownership.

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**Training the Field**

- More than 3,100 organizations are better trained to serve their communities.
- 12,570 professionals developed skills to better help low-income families.
- 20,000 training certificates were awarded to nonprofit professionals and residents.

---

**Investing in Communities**

- NeighborWorks America leveraged more than $4.6 billion of direct investment in communities.
- NeighborWorks America granted $85.2 million to strengthen nonprofits and their neighborhoods.
- Neighbors volunteered more than 1.23 million hours to improve their communities.

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Working Together for Strong Communities
NeighborWorks America at a Glance

NeighborWorks America is a national nonprofit organization established by Congress. For more than 35 years, we have helped people live in affordable homes – whether through long-term, sustainable homeownership or high-quality affordable rental housing – and strengthen their communities. We do this by directly supporting a network of more than 240 nonprofit organizations with technical assistance and grants and by training more than 12,000 housing and community development professionals every year to better serve their clients. Members of the NeighborWorks network offer homeownership and financial education, directly develop and manage affordable housing, and provide access to sustainable mortgages and other loans.

Our success stems from our ability to earn the trust of both public and private funders and leverage their investment using our technical expertise and extensive delivery network to build economic value and stronger communities. We support:

- **Homebuyer education and counseling.**
  To prepare homebuyers to be successful owners, NeighborWorks America trains counselors who work at the local level to help individuals assess what they can afford, identify suitable properties and obtain a sustainable mortgage. A recent study commissioned by NeighborWorks America showed that this preparation works: Clients who work with a NeighborWorks organization before they buy a house are one-third less likely to become 90+ days delinquent during the following two years than borrowers who did not.

- **Affordable rentals.**
  At the end of last year, the NeighborWorks network owned and managed more than 102,200 units of rental housing, including 13,000 units acquired, developed and/or preserved in 2012 alone. This makes the NeighborWorks network collectively one of the largest affordable real estate owners and producers in the United States. Close to half of NeighborWorks organizations have rental portfolios of 100 or more units. These units include housing for seniors, veterans and previously homeless people.

- **Financial coaching.**
  Whatever housing option individuals choose, NeighborWorks America helps them plan for and achieve their goals by training local professionals to effectively teach financial management skills.

- **Foreclosure intervention.**
  We administer the National Foreclosure Mitigation Counseling program, a Congressionally-authorized grant program that has helped more than 1.7 million homeowners prevent or manage foreclosures since 2008. Follow-up research shows that the program enables homeowners facing foreclosure to obtain more favorable modifications in their mortgage loans than those who do not work with counseling agencies funded through this program.

- **Community revitalization.**
  We support a range of activities that improve economic conditions in a community, including the rehabilitation of abandoned properties and the repair of older properties. Flexible grants from NeighborWorks America support financial assistance to low-and moderate-income business owners for starting or expanding a business or improving commercial properties.

continued
Resident and volunteer services.

We support resident services, community gardens, youth programs and other community-based initiatives that improve the lives of residents. Our organizations encourage volunteerism; our network members reported more than 1.2 million volunteer hours in 2012.

The reliable delivery and success of these programs have earned NeighborWorks America the support of the nation’s largest banks, including Wells Fargo, Citi, JP Morgan Chase and Bank of America. For example, since 2012, NeighborWorks America has partnered with Wells Fargo to help more than 5,000 individuals in 20 select cities become first-time homebuyers, via education and down payment assistance.

In 2012, for every dollar of Congressionally-appropriated funding, the NeighborWorks network generated $34.50 of direct investment. The network also helped create and maintain 26,700 jobs nationwide in professions such as construction, finance, and retail.

Working together with our partners we will continue to help communities thrive, as evidenced by our five strategic goals through 2016:

Goal 1: NeighborWorks America creates and preserves housing opportunities that are sustainable and affordable.

Goal 2: NeighborWorks America advances comprehensive community development and resident engagement to achieve positive community impact.

Goal 3: NeighborWorks America supports a Network of Excellence of strong, sustainable NeighborWorks organizations that collectively leverage expertise and effective business models.

Goal 4: NeighborWorks America strengthens the knowledge, skills, and effectiveness of the community development and affordable housing field.

Goal 5: NeighborWorks America optimizes its organizational performance to achieve its strategic goals.
About NeighborWorks® America Northeast Region

NeighborWorks America is the country’s preeminent leader in affordable housing and community development. We create opportunities for lower-income people to live in homes they can afford in neighborhoods that are healthy places for families to grow.

NeighborWorks delivers many of its community-focused programs and services through the national NeighborWorks network. Together with its national and local partners, NeighborWorks provides grants, programmatic support, training and technical assistance to its network and the communities they serve.

NeighborWorks America’s Northeast Region area spans 11 states: Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware and Maryland; and includes the District of Columbia, Puerto Rico and the Virgin Islands. There are 80 NeighborWorks organizations (NWOs) in the Northeast Region, representing 33% of the entire national network.

The Region’s 80 NeighborWorks network organizations (NWOs) offer a variety of programs and services to meet their individual communities’ needs and benefit greatly from working together as part of a network of excellence:

- 31 are NeighborWorks HomeOwnership Centers
- 26 are located in rural communities
- 36 are members of our Community Building & Organizing Initiative
- 21 are designated as Community Development Financial Institutions (CDFIs)
- 21 have achieved the designation of NeighborWorks Green Organization, representing 50% of the national total.

In Fiscal Year 2012, NeighborWorks allocated $20,681,917 to the region’s 80 NWOs, resulting in:

- 4,188 new homeowners
- 31,243 households receiving homeownership education
- 20,275 homes preserved, rehabilitated or repaired
- 22,885 affordable rental units owned or managed
- 6,705 jobs created and maintained
- $1,285,543,068 leveraged investment in communities
- 63:1 ratio of congressional dollars leveraged

The NeighborWorks Northeast Regional Office, headquartered in New York and in Boston, serves as the gateway to the many resources NeighborWorks has to offer. Under the leadership of Deborah Boatright, vice president, we are a partner of choice for all sectors of the housing and community development field. We collaborate to provide access to professional training, build capacity to reach underserved communities or address emergent needs, implement national education and awareness campaigns, and develop new models to increase opportunities for homeownership and rental housing.

For more information, contact Susan Jouard, 212.269.6563; sjouard@nw.org or Desiree Frieson, 212.269.2168; dfrieson@nw.org. Please visit our website at www.nw.org.
NeighborWorks Organizations in the Northeast Region

**Connecticut**

**Housing Development Fund, Inc.**
100 Prospect Street
Stamford, CT 06901
203.989.1830
www.hdf-ct.org
Joan Carty, President & CEO

**Mutual Housing Association of Greater Hartford**
95 Niles Street
Hartford, CT 06105
860.296.1797
www.mutualhousing.org
Cathy T. MacKinnon, Executive Director

**Mutual Housing Association of Southwestern Connecticut**
63 Stillwater Avenue
Stamford, CT. 06902
203.359.6940
www.mhaswct.org
Nancy Hadley, Executive Director

**Neighborhood Housing Services of New Britain**
223 Broad Street
New Britain, CT 06053
860.224.2433
www.nhsnb.org
Maureen Voghel, Executive Director

**Neighborhood Housing Services of New Haven, Inc.**
333 Sherman Avenue
New Haven, CT 06511
203.562.0598
www.nhsfnh.org
James Paley, Executive Director

**NeighborWorks® New Horizons**
235 Grand Avenue, 2nd Floor
New Haven, CT 06513
203.562.4514
www.nwhn.net
Seila Mosquera, Executive Director

**NHS of Waterbury**
161 North Main Street
Waterbury, CT 06702
203.753.1896
www.nhswaterbury.org
Kevin Taylor, Executive Director

**Delaware**

**Interfaith Community Housing of Delaware, Inc.**
613 North Washington Street
Wilmington, DE 19801
302.652.3991
www.ichde.org
Gary T. Pollio, Executive Director

**National Council on Agricultural Life and Labor Research Fund (NCALL)**
363 Saulsbury Road
Dover, DE 19904-2772
302.678.9400
www.ncall.org
Joe L. Myer, Executive Director

**District of Columbia**

**Manna, Inc.**
828 Evarts Street, NE
Washington, DC 20018
202.832.1845
www.mannadc.org
George K. Rothman, President & CEO

**Maine**

**Avesta Housing Development Corporation**
307 Cumberland Avenue
Portland, ME 04101
207.553.7777
www.avestahousing.org
Dana Totman, President & CEO

**Community Concepts, Inc.**
17-19 Market Square
PO Box 278
South Paris, ME 04281
207.743.7716
www.community-concepts.org
Mike Burke, CEO

**Kennebec Valley Community Action Program Housing Services**
97 Water Street
Waterville, ME 04901
207.859.1500
www.kvcap.org
Pat Kosma, CEO
Penquis Community Action Program, Inc  
262 Harlow Street  
Bangor, ME 04401  
207.973.3500  
www.penquis.org  
Charles Newton, Chief Executive Director

Maryland

Cumberland Neighborhood Housing Services, Inc.  
400 North Mechanic Street  
Cumberland, MD 21502  
301.722.6958  
www.cumberlandnhs.org  
Brian Grim, Executive Director

Montgomery Housing Partnership  
12200 Tech Road, Ste. 250  
Silver Spring, MD 20904  
301.622.2400  
www.mhpartners.org  
Robert A. Goldman, President

Neighborhood Housing Services of Baltimore  
819 Park Avenue  
Baltimore, MD 21201  
410.327.1200  
www.nhsbaltimore.org  
Daniel Ellis, Executive Director

Salisbury Neighborhood Housing Services  
540 Riverside Drive, Ste 18  
Salisbury, MD 21801  
410.543.4626  
www.salisburyhousing.org  
Cheryl Meadows, Executive Director

St. Ambrose Housing Aid Center  
321 East 25th Street  
Baltimore, MD 21218  
410.366.8550  
www.stambros.org  
Gerard J. Joab, Executive Director

Massachusetts

Cambridge Neighborhood Apartment & Housing Services  
280 Franklin Street  
Cambridge, MA 02139  
617.491.1545  
www.cambridgenahs.org  
Peter Daly, Executive Director

Coalition for a Better Acre  
517 Moody Street, 3rd Fl,  
Lowell, MA 01854  
978.452.7523  
www.cbacre.org  
Gregg Davis, Interim Executive Director

Codman Square Neighborhood Development Corp.  
587 Washington Street  
Dorchester, MA 02124  
617.825.4224  
www.csndc.com  
Gail Latimore, Executive Director

HAP, Inc.  
322 Main Street Ste. 1  
Springfield, MA 01105  
413.233.1500  
www.haphousing.org  
Peter Gagliardi, Executive Director

Lawrence CommunityWorks  
Our House Campus  
168 Newbury Street  
Lawrence, MA 01841  
978.722.2604  
www.lawrencecommunityworks.org  
Jessica Andors, Executive Director

Madison Park Development Corporation  
Roxbury Center for Arts at Hibernian Hall  
184 Dudley St, Ste. 102  
Roxbury, MA 02129  
617.541.3900  
www.madison-park.org  
Jeanne Pinado, CEO & Executive Director

NeighborWorks® Southern Mass  
422 Washington Street  
Quincy, MA 02169  
617.770.2227  
www.neighborhoodhousing.org  
Robert Corley, Executive Director

Neighborhood of Affordable Housing  
143 Border Street  
East Boston, MA 02128  
617.567.7563  
www.noahcdc.org  
Philip Giffee, Executive Director

Nuestra Comunidad Development Corp.  
56 Warren Street Ste. 200  
Roxbury, MA 02119  
617.427.3599  
www.nuestracdc.org  
David Price, Executive Director
Oak Hill Community Development Corp.
74 Providence Street
Worcester, MA 01604
508.754.2858
www.oakhillcdc.org
Mullen Sawyer, Executive Director

Springfield Neighborhood Housing Services
Homeownership Center
111 Wilbraham Road
Springfield, MA 01109
413.739.4737
www.springfieldnhs.org
Charles H. Rucks, Executive Director

The Neighborhood Developers
4 Gerrish Avenue
Chelsea, MA 02150
617.889.1375
www.theneighborhooddevelopers.org
Ann Houston, Executive Director

Twin Cities Community Development Corp.
470 Main Street
Fitchburg, MA 01420
978.342.9561
www.twincitiescdc.org
Marc Dohan, Executive Director

Urban Edge Housing Corporation
1542 Columbus Avenue, Ste. 2
Roxbury, MA 02119
617.989.9300
www.urbanedge.org
Chrystal Kornegay, President & CEO

New Hampshire

Affordable Housing Education and Development (AHEAD)
161 Main Street
Littleton, NH 03561
603.444.1377
www.homesahead.org
Mike Clairlin, Executive Director

CATCH Neighborhood Housing
76 South State Street
Concord, NH 03301
603.225.8835
www.catchhousing.org
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