



Day One | Wednesday, June 12

AC Hotel Worcester, 125 Front Street, Worcester, MA 01608

8:30 AM **Registration and Continental Breakfast**
Wachusett Room B

9:00 AM **Welcome and Introduction to the Housing Institute**
Clark Ziegler, Massachusetts Housing Partnership (MHP)

9:20 AM **Plenary: Housing for Families CM 1.25**

Leslie Reid, Madison Park Development Corporation | **Jacob Love**, Lawyers for Civil Rights
Cynthia Nina-Soto, Harborlight Homes | **Doug Howgate**, Mass Taxpayers Foundation

Families are critical to the vitality of Massachusetts. From keeping our schools thriving to supporting our economy by consuming goods and services and participating in the workforce, families are part of the fabric of society. Yet when we talk about housing, families are often spoken of with disdain even in communities with declining school enrollment. What can your community do to make affordable housing more accessible to low- and moderate-income families?

10:35 AM **Break**

10:45 AM **Breakout Sessions**

Track 1: Wachusett Room C

Affordable Housing Finance CM 1.25

- **Laurie Gould**, VIVA Consulting

An experienced affordable housing development practitioner and consultant will lay out what municipal officials, planners, and non-developers need to know about financing affordable housing, ensuring communities can help drive housing production and avoid creating unintended obstacles.

Track 2: Wachusett Room D

Chapter 40B: Looking at the Past and Present CM 1.25

- **Clark Ziegler**, MHP
- **Judi Barrett**, Barrett Planning Group

Revisiting the roots of Chapter 40B and why Massachusetts still needs it today!

12:00 PM

Lunch & Fireside Chat

Jarred Johnson, TransitMatters & **Callie Clark**, MHP



Day One | June 12

1:15 PM

Breakout Sessions

Track 1: Wachusett Room C

Track 2: Wachusett Room D

Identifying and Disposing of Public Land for Affordable Housing [CM 1.25](#)

- **Charlie Adams**, Pennrose
- **Karmen Cheung**, Pennrose
- **Laura Shufelt**, MHP

So your municipality has surplus land to dispose of for affordable housing? That's great! But hold on; is that parcel really feasible for housing development? Join us in this session to walk through assessing the feasibility of available land for development and prioritizing the best sites to put through a disposition process.

Community Land Trusts: Policy and Practice [CM 1.25](#)

- **Rob Crowner**, Amherst Community Land Trust
- **Meridith Levy**, Boston Neighborhood Community Land Trust
- **Minnie McMahon**, Dudley Street Neighborhood Initiative (DSNI)

Community Land Trusts have been around for nearly half a century. Their role in creating stable affordable housing in perpetuity has gained some attention in response to the housing crisis. Learn about how CLTs lower the cost of affordable housing development by legally separating ownership of land and the home it is built on, and what the model looks like in practice in rural areas.

2:30 PM

Plenary: Running Effective Municipal Board and Commission Meetings [CM 1.25](#)

- **Stacie Smith**, Consensus Building Institute

Leading municipal meetings can be challenging in the "best of times," often made more difficult when the topic is (affordable) housing. What can municipal staff, board members and meeting participants do to help discussions be productive and stay on course? This session will offer tools for different stakeholders to use when supporting effective municipal meetings.

3:45 PM

Day One Wrap-Up

4:00 PM

[Advance registration required:](#)

Depart for Site Visits - returning to AC Hotel Worcester by 6:30 PM

A Place to Live (38 Lewis Street) is an apartment building with 24 micro-units that serves the chronically homeless, and low-income population in the Worcester area, some of which may have physical or mental disabilities. These are micro-studio apartments that are fully furnished and have WIFI, a security system, card access, a 24-hour Resident Manager, a Case Manager, a Community Room, and Laundry Facilities as well as meeting rooms. [CM 0.75](#)

District 120 (120 Washington Street) is the former site of Table Talk Pies, an 83-unit mixed-income development in Worcester's Canal District. Nearly two-thirds of the apartment building serves households earning at or below 60% of AMI, which in Worcester is \$53,040 for a household of two. The project is steps away from Polar Park and within ½ mile of Union Station. [CM 0.75](#)



Day Two | Thursday, June 13

AC Hotel Worcester, 125 Front Street, Worcester, MA 01608

8:30 AM **Registration and Continental Breakfast**
Wachusett Room B

9:00 AM **Welcome and Brief Overview of the Day**
Dana LeWinter, MHP

9:15 AM **Plenary: Using Data to Bolster Your Pro-Housing Message** **CM 1.00**
Tom Hopper, Ellen Marya, and Matija Janković, MHP

The Center for Housing Data team will introduce and demonstrate two of their web-based data tools: DataTown and Residency and highlight some ways data sources like these are being used to drive planning and policy decisions. The team will discuss common pitfalls that arise when using data in the community engagement process and leave you with some tips for bolstering your pro-housing message through the strategic use of data.

10:15 AM **Break**

10:30 AM **Breakout Sessions**

Track 1: *Wachusett Room C*

Track 2: *Wachusett Room D*

Tackling the Housing Shortage and Climate Crisis: The Opportunity of Amenity-Oriented Multifamily Developments

CM 1.25

- **Lauren Baumann, MHP**
- **Julie Curti, Metropolitan Area Planning Council (MAPC)**
- **Angela Gile, WinnCompanies**

Massachusetts is facing both a housing shortage and a climate crisis. Thoughtful siting of homes and emissions reduction strategies in multifamily affordable housing can address both. Join us for a deeper discussion around aligning these priorities and the incentives, regulations, initiatives that are promoting these approaches.

Supportive Housing 101 **CM 1.25**

- **Sarah McKeever, Community Economic Development Assistance Corporation (CEDAC)**
- **Emily Rothschild, NeighborWorks Housing Solutions**

What does it take to develop and manage affordable housing for veterans, seniors, or the disabled? Learn from supportive housing funders and developers.

11:45 AM **Lunch and Housing Hero Awards presented by**
Edward M. Augustus, Secretary of Housing and Livable Communities



Day Two | June 13

Breakout Sessions

1:00 PM

Track 1: Wachusett Room C

Track 2: Wachusett Room D

Affirmatively Furthering Fair Housing: What It Means and How Communities Can Support Fair Housing CM 1.25

- **Whitney Demetrius**, Citizens' Housing and Planning Association (CHAPA)
- **Pam Helinek**, Town of Hudson
- **Daniel Messplay**, City of Cambridge
- **Kristen Guichard**, Town of Acton

The federal Fair Housing Act, passed in 1968, requires not only an end to discriminative housing practices, but also active efforts to combat the consequences of past discrimination such as overcoming patterns of segregation, promoting fair housing choice and eliminating disparities in opportunities. Learn some of the ways that communities are affirmatively furthering fair housing in Massachusetts.

Accessory Dwelling Units: Best Practices CM 1.25

- **Amy Dain**, Dain Research
- **James Fuccione**, MA Healthy Aging
- **Christopher Lee**, Backyard ADUs
- **Elliot Schmiedl**, MHP

Accessory Dwelling Units (ADUs) are one way to create naturally occurring affordable housing that could meet the needs across different ages and life stages. In this session, hear from policy experts and ADU builders on the current state of ADUs in Massachusetts and learn about best practices when adopting policies in your own communities.

2:15 PM

Break

2:30 PM

Breakout Sessions

Track 1: Wachusett Room C

Track 2: Wachusett Room D

Building a Local Housing Coalition CM 1.25

- **Jesse Kanson-Benanav**, Abundant Housing MA
- **Monica Keel**, Citizens' Housing and Planning Association (CHAPA)
- **Monica Gregoire**, Town of Andover

Adopting strong housing policies needs strong advocates. Learn from CHAPA, the Town of Andover, and Abundant Housing MA strategies on building local coalitions that will strengthen your efforts in driving local housing campaigns over the finish line.

Myth-busting: Water, Sewer, Wastewater and Housing CM 1.25

- **Erin Bonney Casey**, Ipswich River Watershed Association
- **Joeseeph Peznola**, Hancock Associates
- **Cory Fellows**, POAH

Water, wastewater, and stormwater management are important considerations when it comes to planning for new housing development, but they do not have to be dealbreakers! Join us in this session to learn about common myths associated with water infrastructure and new housing developments, and the role of the municipality in costs and regulations.

3:45 PM

Closing Remarks and Adjourn Housing Institute



**Massachusetts
Housing Partnership**
Moving affordable housing forward

MHP's 2024 Housing Institute