



National Association for County
Community and Economic Development

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Speaker Biographies

Ben Austen is the author of *High-Risers: Cabrini-Green and the Fate of American Public Housing*. A native Chicagoan and Fulbright scholar, he has written for many publications, including the *New York Times Magazine*, *GQ*, *Harper's Magazine*, *New York*, *The Atlantic*, *Wired*, and *The Best American Travel Writing*.

Tara Beard, AICP, has a Bachelor of Arts in Architecture and a Master of Urban and Regional Planning from the University of Minnesota. She has worked for many of the Twin Cities' local and regional governments in various positions addressing zoning and land use, community development, business development and affordable housing. She is currently a Housing Policy Analyst for the Metropolitan Council where she reviews the housing content of local comprehensive plans and provides technical assistance for communities that wish to provide a full range of housing options to their current and future residents.

Mimi Denise Beigbender manages federal and local housing, environmental/brownfields, community and economic development programs for Ramsey County, primarily outside of Saint Paul. She received her undergraduate degree from Winthrop College in South Carolina and her Masters in Housing and Sociology from the University of Georgia. Ms. Beigbender has been certified in housing and economic development by the National Development Council and is a certified HUD HOME specialist.

Brandy Bones is a Senior Manager at ICF with 12+ years of experience helping governments design and implement disaster recovery programs that benefit vulnerable populations and create more equitable communities. She lead's ICF's disaster recovery portfolio for HUD and is an expert in the CDBG, CDBG-DR, HOME Investment Partnerships and Choice Neighborhoods programs. She recently led the development of a disaster recovery launch toolkit for CDBG-DR grantees and a disaster recovery toolkit for housing counseling agencies. Brandy has supported disaster recovery efforts in Louisiana, New Jersey, Pennsylvania, and the U.S. Virgin Islands.

Molly Calhoun is a doctoral candidate in the School of Social Work at the University of Minnesota. She received her B.A. in Psychology from Colorado College and her M.S.W. from the University of Denver. Molly has spent over 15 years working in positive youth development programs and community-based practice through out-of-school time work with children, youth and families in both San Francisco, CA and Denver, CO. Molly's research interests include the impact of urban restructuring on historically marginalized communities as well as comprehensive community initiatives that aim to mitigate barriers and promote the well-being of the residents of these communities.

James Carras is a member of the faculty at Harvard University's John F. Kennedy School of Government and Graduate School of Design as well as Tufts University's Department of Urban Policy and Planning. He has been

consulting with mission-driven organizations and government agencies as well as financial institutions and developers for the past 30 years. James and his consulting firm, Carras Community Investment, Inc., has facilitated the creation and capitalization of over fifty community development corporations (CDCs), development financial institutions (CDFIs) and public private partnership initiatives. He is the author of numerous affordable housing and equity studies and revitalization plans and has served as the Founding Executive Director of the National Association of Affordable Housing Lenders, the Founding President of the Broward Housing Partnership and the South Florida Community Land Trust. Prior to establishing his consulting business, he served as a Community Development Advisor to the Mayor of Boston and was the Executive Director of the Massachusetts Urban Reinvestment Advisory Group where he was awarded the John Hay Whitney Fellowship. Mr. Carras is recognized as a national development finance expert with a particular focus on New Markets Tax Credits, CDFI Fund, Opportunity Zones, the Community Development Financial Institution Fund and the Community Reinvestment Act.

Angela M. Christy is the head of Faegre & Benson LLP's Housing and Community Development Practice and works in the Minneapolis office. She has 35 years experience representing developers, lenders, investors and governmental entities in affordable housing and economic development transactions. Angela is a former Chair of the ABA Forum on Affordable Housing and Community Development Law and is a Fellow in the American College of Real Estate Lawyers.

Jonathan Coppage is an associate fellow at the R Street Institute and a contributing editor for The American Conservative magazine. Based in Washington, DC, Jonathan researches and writes on the intersection of the built environment and a strong civil society. Jonathan has published in the Washington Post, National Review, and The Hill among other outlets, and has served as an expert discussant on housing issues on CNN, CNBC, and C-SPAN. Jonathan has spoken to communities across the country about the need to legalize incremental-scale housing investments, as well as the importance of reforming outdated federal regulations.

Laurie Crow serves as the Dakota County Business Advisor, since November 2012, for Open to Business. She has owned four small businesses and was recognized with two awards from the National Association of Women Business Owners including Young Woman Business Owner of the Year and Woman on the Way. As a wife and mother of four, Laurie has also been showcased in Working Mother's Magazine and was recognized for her efforts in the community in the Star Tribune. A summa cum laude graduate from Cardinal Stritch University, Laurie holds a bachelor's degree in Business Management with a minor in Marketing.

Celia D. Smoot is currently the Director of LISC's LISC Housing Group. As Director she oversees the technical assistance delivery and analysis of the financial viability and capacity of nonprofit entities in their management and operation of subsidized affordable multifamily housing. In addition, she oversees all Housing lending that ranges from underwriting lines of credit, predevelopment and acquisition loans dealing with preservation, recapitalization of housing authority assets and low income housing tax credit projects, as well as, the regulatory reviews of HUD assisted financing, rent subsidies and low income. Celia has extensive real estate finance background, specifically in the areas of affordable housing and community development. Prior to joining LISC, she was an attorney with the U.S. Department of Housing and Urban Development and later in private practice with Hessel, Aluise and Neun, P.C, a national law firm with a focus on affordable housing, and Kutak Rock, LLP in their tax credit practice. Celia received her Bachelor's in English from the University of North Carolina at Charlotte and her Juris Doctorate from The George Washington University.

Anthony Damiano is a PhD candidate at the Humphrey School of Public Affairs at the University of Minnesota. His research focuses on neighborhood change, race and inequality in the context of US housing policy. He received his Master's Degree in Urban and Regional Planning (MURP) from the Humphrey School in 2014. As both a graduate research assistant as well as a staff researcher with the Center for Urban and Regional Affairs (CURA) at the U of M, Damiano has worked with Professor Edward Goetz. Their research has been featured in such publications as Next City and The Atlantic.

Maggie Dykes is the Assistant Director Community and Economic Development for the Dakota County Community Development Agency (CDA). The CDA administers over 30 programs that create and preserve affordable housing and strengthen the economic vitality of communities in the third largest county in Minnesota. Maggie spent 20 years in the city planning field prior to joining the CDA. She has a Master of Community and Regional Planning degree from the University of New Mexico, and a Bachelor of Journalism degree from the University of Missouri-Columbia.

Mary Lou Egan has worked with CDBG and HOME funds for over twenty years. Prior to that, she worked in nonprofits involved in Economic Development. She is the Chair of the NACCED Scholarship Committee and a prior Board member.

Greg Finzell has been the Executive Director of the Rondo Community Land Trust since 1995. He helps coordinate development projects including economic development work on Selby, the Selby Milton Victoria commercial land trust project, the development of single family housing, staffing and fund raising. He has guided the research and coordination of the land trust sustainable/Energy Star construction projects and foreclosure prevention projects. He has worked for community-based non-profit organizations in Minneapolis and St. Paul for the past 38 years. A native of Minneapolis, he has worked for neighborhood organizations on the Northside of Minneapolis and the Rondo community in St. Paul. He currently resides in the Lexington-Hamline neighborhood of St. Paul. He enjoys woodworking and spending time with good friends.

Phyllis H. Ford is the Division Director of Oversight and Accountability in HUD's Office of Housing Counseling. Ms. Ford joined HUD in 2000 as a Community Builder. In 2001 she worked in the HUD Philadelphia Office where she played a major role in administering a memorandum of understanding (MOU) between HUD and NYC that resulted in the rehabilitation of more than 500 HUD owned properties. Ms. Ford joined OHC as a Senior Housing Program Specialist in 2010. In that position she managed a portfolio of more than sixty HUD approved housing counseling agencies; providing monitoring, technical assistance, and training to the agencies. As Division Director of Oversight and Accountability in Office of Housing Counseling, Ms. Ford and staff are responsible for ensuring quality and effective counseling services to consumers through monitoring of HUD approved housing counseling agencies and counselors. Prior to joining HUD, Ms. Ford dedicated more than 20 years to progressively responsible housing positions in local government; serving as the Associate Deputy Director of the Philadelphia Housing Authority; Assistant Director of the Office of Housing and Community Development City of Philadelphia; and, Director of Non Profit and Assisted Housing, the Philadelphia Housing Development Corporation. Other positions held include Urban Loan Manager and Assistant Vice President for Pennsylvania based financial institutions.

Edward G. Goetz specializes in housing and local community development planning and policy. His research focuses on issues of race and poverty and how they affect housing policy planning and implementation. His most recent book, *New Deal Ruins: Race, Economic Justice, and Public Housing Policy* (2013, Cornell University Press), examines the dismantling of the public housing program in the U.S. Goetz is the Director of the Center for Urban and Regional Affairs at the University of Minnesota, and co-Director of the University-Metropolitan Consortium. He has served as Associate Dean

and as Director of the Masters of Urban and Regional Planning program at the Humphrey School. He has served on a variety of local and national advisory committees on issues related to affordable housing and community development. In 2011, Goetz received the "Distinguished Teaching Award for Outstanding Contributions to Post baccalaureate, Graduate and Professional Education" from the University of Minnesota. Goetz is also the author of *Clearing the Way: Deconcentrating the Poor in Urban America* (2003, Urban Institute Press), *Shelter Burden: Local Politics and Progressive Housing Policy* (1993, Temple University Press), and co-editor of *The New Localism: Comparative Urban Politics in a Global Era* (1993, Sage Publications).

Michael Grover is an Assistant Vice President and the Community Affairs Officer at the Federal Reserve Bank of Minneapolis. He leads the Minneapolis Fed's efforts to promote the economic resilience and mobility of low- to moderate-income (LMI) individuals and communities across the Ninth Federal Reserve District. Grover joined the Bank in August 2003 as a community development researcher after spending several years as a labor market analyst for the State of Minnesota's Health and Employment and Economic Development departments. He has conducted research and published articles on affordable housing, community development corporations, homeownership disparities, and foreclosure patterns and mitigation efforts. Grover is currently on the board of HousingLink, an affordable rental housing intermediary that serves the Twin Cities. He holds a Ph.D. in urban studies from the University of Wisconsin at Milwaukee.

Rob Grunewald is an economist with the Federal Reserve Bank of Minneapolis. Grunewald conducts research on community development and regional economic issues. He co-authored "Early Childhood Development: Economic Development with a High Public Return" in 2003 and has written several subsequent articles on the economic and social impact of early learning. He frequently speaks to community and business leaders, policymakers, and media throughout the United States. Grunewald has served on boards and advisory committees for organizations involved with early childhood development, including Think Small: Leaders in Early Learning, First Children's Finance, and the Minnesota Visiting Nurse Agency. He is also a past president of the Minnesota Economic Association. He holds a bachelor's degree in economics and religion from St. Olaf College and a master's degree in applied economics from the University of Minnesota.

Lee Hall is the Chief Operating Officer of the Metropolitan Consortium of Community Developers- an association of Non-Profit Developers operating in the Twin Cities region. He is responsible for the day-to-day administration of the organization, and directly oversees *Open to Business*- the organization's entrepreneur-focused economic development program. As a banker, staff accountant, business owner and consultant, Lee's career has revolved around entrepreneurship, which he believes is an important tool for creating opportunities for individuals of all backgrounds, and for shaping the character and livability of communities. Outside of work, Lee is an avid baseball fan- he is on a multi-year quest to visit all of the major league parks- and plays around town with a rock and roll cover band.

Julie Hamlin is a Senior Community Development Specialist for DuPage County, which is located directly west of the city of Chicago, Illinois and has a population of roughly 1 million people. She has a wide variety of work experience in real estate and county government including DuPage County, North American Title Company and Chicago Title Insurance Company. Over the past 4 years, she has focused on issues related to affordable housing, economic development, disaster recovery, and historic preservation. She has also worked in residential title research and clearance as well as construction escrow administration, which included residential and commercial escrows. She is well versed in several Federal grants including the Community Development Block Grant

Program (CDBG), Community Development Block Grant-Disaster Recovery Program (CDBG-DR), and the HOME Investment Partnerships Program (HOME). Julie holds a Bachelor of Arts degree from Benedictine University.

Nancy Healy is passionate about educating first time homebuyers on the critical products and programs available that can help families realize the dream of homeownership. Nancy joined Bremer Bank in April of 2012 as a CRA lender that developed into her current role as Mortgage CRA Relationship Manager. At Bremer, Nancy's lending focuses on helping first-time home buyers obtain the most affordable housing available working with Minnesota Housing Finance Agency (MHFA) and Dakota County for first mortgages and includes layering down-payment assistance when possible. She was recently named a Minnesota Housing Top Producing Loan Officer at the Platinum level for her loan production during the second half of 2017. In addition, Nancy serves on the Minnesota Homeownership Center Board of Directors, participates on the Homeownership Opportunity Alliance committee, and has recently been invited to participate on the advisory council for MHFA. She partners with Homestretch providers including Anoka County Community Action Program, Community Action Partnership of Hennepin County, and Strickland Associates as a volunteer trainer for Homestretch Workshops. Nancy strongly values Bremer's lender partnership with Community Land Trusts in their work to offer affordable and stable housing products to families allowing for stronger communities overall.

Staci Horwitz joined City of Lakes Community Land Trust in March of 2006 and serves as the Operations Director overseeing CLCLT's various property development initiatives as well as elements of the organization's daily functions. Prior to her work with the CLCLT, Staci served as president of a small software technology firm, grant writing consultant, youth specialist, and medical sales consultant. Staci also has experience in nonprofit administration; program development, implementation and evaluation; small business financial management; contract management; computer network design and support; and facilitating workshops on financing, community land trust stewardship, and homeowner engagement. Outside of her work with the CLCLT, Staci has facilitated various workshops for NeighborWorks® America and Grounded Solutions Network. Staci received her Bachelor of Arts in Dietetics from the College of St. Scholastica and lives in North Minneapolis.

Peter Huber is the Deputy Director of CPD's Office of Affordable Housing Programs, which is the office that administers the HOME Investment Partnerships Program and the Housing Trust Fund Program. Peter has been in this position since 2015, but he has been in the Office of Affordable Housing Programs since coming to HUD in 2003 – first as an Affordable Housing Specialist in the Program Policy Division, and then later as the Director of the Financial and Information Services Division. Peter was instrumental in moving IDIS from a mainframe system to a web-based system in 2009. He worked to change CPD formula programs' method of committing and disbursing funds from a first-in first-out method to grant-based accounting in 2015. He also led the implementation of the Housing Trust Fund in 2016. Prior to coming to HUD, Peter was Deputy Director for Housing and Community Development in Chester County, Pennsylvania where he administered CDBG, HOME, ESG, Continuum of Care programs, CSBG, and several Pennsylvania State housing and community development programs.

Jeff Huggett is responsible for locating and closing new development, redevelopment, and acquisition opportunities for Dominion. Prior to joining Dominion in 1997, Mr. Huggett working in asset management and workouts at Dain Corporation in Minneapolis, where he was responsible for a \$100 million portfolio located in nine cities throughout the Midwest and Southeast. Previously, he was Chief Operating Officer at Paine Webber Properties, Inc. in Boston, and Commercial Mortgage Banker at Eberhardt Company located in Minneapolis.

Andrew Hughes's responsibilities include business development for new real estate and vendor, lender, and investor opportunities, and project management and due diligence for new projects. Andy focuses on markets in Minnesota and Wisconsin. Prior to joining CommonBond, Andy worked for Sherman Associates, Inc., TCF Commercial Bank, and Minnesota Housing. Andy holds a Bachelor of Arts degree from the University of Minnesota and a Master of Arts degree in Urban and Regional Planning from the Hubert H. Humphrey School of Public Affairs.

Steve Johnson has spent most of his career working with the CDBG program, at HUD Headquarters and in the field. As Director of the Entitlement Communities Division in HUD Headquarters' Office of Community Planning and Development since 2006, his division oversees the administration of nearly \$3 billion per year to over 1200 cities, counties and towns throughout the country. He has been extensively involved in regulatory and policy development, in areas such as economic development, brownfields redevelopment, the Neighborhood Stabilization Program and Recovery Act funding. From 1992 to 2006, he served as Assistant Director and then Director of the State and Small Cities Division, which administers nearly \$1 billion of CDBG funds per year to states and U.S. territories for rural community development activities. Before that, Steve worked with HUD's community development programs in HUD's Minneapolis field office from 1979 to 1992. As a graduate of the Humphrey School of Public Affairs at the University of Minnesota, he thanks the conference organizers for their choice of location for this conference!

Jeremy Keele is senior advisor to Maycomb Capital, a pioneering impact investing platform that provides funding for strategies and enterprises that transform communities. Prior to Maycomb, Jeremy was the President & CEO of the Sorenson Impact Center at the University of Utah, whose mission is to marshal capital for social good, empower evidence-based programs and policies, break down silos across sectors, and equip the next generation of leaders with social purpose. Jeremy was senior advisor to Salt Lake County Mayor Ben McAdams from 2012 to 2014. Prior to his time in government, Jeremy was a corporate finance and mergers & acquisitions attorney in New York, London, Moscow, and Los Angeles with the law firms of Cleary Gottlieb and Latham & Watkins from 2006 to 2012. Jeremy received his Juris Doctor from New York University and a Master in Public Administration from Harvard's Kennedy School. Jeremy is married and has four young boys.

Cheryl Key is currently serving her first term as a Wabasha County Commissioner. She has more than 25 years' experience working with affordable homeownership programs. Key worked for 14 years with the Rochester Area Foundation working primarily with the First Homes Initiative administering the Community Land Trust Program. Prior to this, Key spent 13 years working with the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA), an organization aimed at providing quality-housing options for citizens residing within the multi-county service area. In addition to serving as a County Commissioner, Key also serves on the Greater Minnesota Housing Fund Board, SEMMCHRA Board, Workforce Development Board and the Lake City Economic Development Authority Board. Key has in the past also served as Treasurer on the Board of Directors for the Minnesota Community Land Trust Coalition and the National CLT Network.

Shawna LaRue Moraille is a Senior Technical Specialist with ICF, a national technical assistance provider to the U.S. Department of Housing and Urban Development (HUD). Ms. Moraille currently leads ICF's work with HUD's Office of Housing Counseling, building additional qualifications that round out her expertise in HUD's CPD programs. She has worked with HUD's Housing Counseling program for over 4 years and has over 20 years of professional experience in HUD's Community Planning and Development (CPD) programs, including the HOME Investment Partnerships Program, Neighborhood Stabilization Program (NSP), and the Community Development Block Grant (CDBG). Ms. Moraille has created a number of training manuals, guidebooks, toolkits, online tools, etc. for many different parts of HUD over her

ICF career. She works in two HUD systems, the Integrated Disbursement and Information System (IDIS) and the Housing Counseling System (HCS). Prior to her ICF career and during a 18-month sabbatical, Ms. Moraille worked for a Low Income Housing Tax Credits (LIHTC) developer, the National Association for County Community and Economic Development (NACCED – 1997-1999!), the National League of Cities, and HUD’s Office of Multi-Family Management at HUD headquarters under the Washington Leadership Program, part of Indiana University (IU) School of Public and Environmental Affairs (SPEA). Finally, the best comment she has ever received from a client may well be: “You are an Energizer Bunny!”

Crystal LaTier is a Housing and Community Development Senior Analyst with El Paso County’s Economic Development Department where she has worked since 2010. Crystal oversees the administration of the County’s Community Development Block Grant (CDBG) Program. El Paso County became an entitlement community in 2009 and Crystal has been an imperative part of the program’s inception, development and oversight. She recently led the team that produced the first HUD accepted Assessment of Fair Housing in Region VIII. She also assists with the coordination of El Paso County’s appropriate issuance of Private Activity Bonds (PAB) for multi-family development purposes, as well as assisting with the coordination of a local housing trust fund that provides loans and contracts to housing providers throughout El Paso County. Through her work, she acts as the liaison to affordable housing partners in community efforts to provide housing opportunities throughout the region. Crystal holds a degree from the University of Colorado at Colorado Springs and has been part of the El Paso County community since childhood, where she now raises her young family. She is committed to quality economic, housing and community development for the region. Crystal currently acts as the Vice Chair on the Housing Committee for the National Association for County Community and Economic Development.

Dr. Brittany Lewis is a Research Associate at the Center for Urban and Regional Affairs at the Humphrey Institute for Public Affairs and a Research Fellow at the Minneapolis Federal Reserve. Dr. Lewis is a PhD trained community-engaged urban ethnographer with an expertise in urban housing, community economic development, and critical race and gender studies with a focus on issues of poverty. Dr. Lewis is the author of a number of state and city reports, featured in a series of academic journals/anthologies, and has a forthcoming book on urban housing and gentrification.

Cheryl Markham is a Strategic Policy Advisor in the Director’s Office of the King County Department of Community and Human Services (DCHS). In that capacity, Cheryl is a leader in a number of the department’s strategic cross-sector initiatives that are designed to reduce, and eventually eliminate, inequitable health and well-being outcomes in King County, conditions which have roots in historic patterns of discrimination. Cheryl has extensive experience in the field of affordable housing and community development; was the director of King County’s Housing and Community Development Program for 10 years, and is an innovator of programs and initiatives that are designed to increase positive outcomes for people. Cheryl is currently the community development advisor from DCHS for King County’s Communities of Opportunity (COO) Initiative, which is focused on closing inequity gaps in communities in King County within the bottom 40% for indicators of well-being. COO is a cross-sector public/private initiative that supports and elevates partnership work with community-based organizations to illuminate and further develop their community assets. Ms. Markham is a 1997 graduate of the City University of New York School of Law, where she concentrated in housing and community development law and policy, and has been a passionate advocate for low-income people and communities, litigating numerous cases on behalf of low-income tenants, households and communities, including fair housing cases.

Tim Marx, President and Chief Executive Officer, works with the dedicated board of directors, talented executive leadership, and hardworking staff to establish the strategic direction of Catholic Charities and to oversee its implementation. Tim works extensively with faith, civic, and public policy leaders, community partners, donors and volunteers to advance the vision of a community where there is poverty for no one and opportunity for everyone. The values of Catholic Social Teaching— including human dignity, a preference for the poor and vulnerable, promotion of the community and the common good—provide the foundation for the work of Catholic Charities and Tim’s leadership. Tim brings to Catholic Charities his experience as a practicing lawyer, public official (city attorney then deputy mayor of Saint Paul and Minnesota Housing Finance Agency commissioner), nonprofit leadership (executive director of Breaking Ground in New York City), and significant civic involvement including board service with Fairview Health Services, the Minneapolis Downtown Council, National Alliance to End Homelessness and the United Way Systems Change and Innovations Committee.

Tiffany Mielke is the Branch Chief of the Asset Resolution team in the Minneapolis HUD Field Office’s Multifamily Asset Management Division. She and her team work primarily with their most troubled assets or controversial cases such as potential default or claim against HUD’s insurance fund, serious physical conditions, uncooperative ownerships, major financial issues, etc. Tiffany has been with the Department for 8 years and has over 15 years of experience working in the Multifamily Housing industry.

Christy Moffett, working with local government and non-profits, holds over 20 years of experience, which centers around program administration, grant management and direct practice in the areas of housing and community development, basic needs, substance abuse, and HIV/AIDS services in both rural and urban settings. Currently, Christy manages Travis County’s Community Development Block Grant and has done so since its inception in 2006. Christy holds a Bachelor of Science degree in Human Development and Family Studies from Texas Tech University and a Master of Science degree in Social Work from the University of Texas at Arlington.

Michael Morrell is a Senior Vice President of Sunrise Banks and manages the New Markets Tax Credits program, responsible for the management of the Bank’s existing NMTC portfolio as well as the deployment of future NMTC funds. With over 18 years of experience in banking and finance, Michael has extensive direct experience servicing and reviewing loan portfolios of \$100 million - \$300 million, financial modeling, cash flow analysis, and prospecting, underwriting and closing commercial and commercial real estate loans. Michael has experience in asset and portfolio management, commercial lending, financial reporting, underwriting, and financial modeling. Michael previously worked as Finance Director for Urban Partnership Bank and has experience as a corporate financial analyst and commercial lender. Michael serves as Treasurer for the Board of Directors of Neighborworks Home Partners. Neighborworks Home Partners has a mission of revitalizing neighborhoods by creating and supporting successful homeownership. Michael holds a B.A. in Finance from the University of St. Thomas.

Tyler Moroles has worked in the affordable housing field for a little over 4 years now. He first started his work in affordable housing in the Minneapolis Public Housing Authority as the Program Analyst of the Housing Choice Voucher program where he calculated the subsidy levels, improved operations, and coordinated the relocation of many displaced Puerto Rican families from Hurricane Maria. In 2017 Tyler changed roles and was the analyst and conducted research for the entire agency. Currently Tyler is the Senior Planning Analyst of the Community Development Block Grant Program for Hennepin County where he manages over 30 CDBG contracts with cities and non-profits within suburban Hennepin County as well as represents the County on topics such as Section 3 and Fair Housing. Tyler holds Master’s in Political Science from Columbia University in the City of New York and a Bachelor’s Degree in Political

Science from DePaul University in Chicago. He was born and raised in South Minneapolis where he currently resides and is active in political engagement during his free time.

Patrick Mullen currently works to assist Salt Lake County in its Regional Economic Development efforts, including by advising on its Opportunity Zone policy, its Economic Development Revolving Loan Fund, and by working to structure public-private investment opportunities throughout the region. Patrick is the former Executive Director of Impact Investing at Sorenson Impact, a University of Utah based institute that works with investors, entrepreneurs, and other stakeholders to marshal capital for social good. In his role as Executive Director, Patrick worked on over \$250mm of private investments, including with the Sorenson Impact Foundation where he worked to help build its portfolio across four continents and various philanthropic, debt, and equity structures. During his tenure at Sorenson, he was also a part of launching several new business units, including the University Venture Fund II, the second iteration of the Nation's largest student-driven venture capital fund. Additionally, Patrick was part of the management team that was awarded a grant from President Obama's White House Office of Social Innovation to launch Sorenson Impact's pay-for-success practice. Patrick is based in Salt Lake City, UT where he enjoys time with his wife Katie and daughter Audrey, while also spending the little free time he has exploring Utah's Wasatch Mountains.

Lael Robertson is a Staff Attorney at Housing Justice Center, a nonprofit law firm dedicated to preserving and expanding affordable housing in Minnesota. She focuses her work on tenant rights, anti-displacement work and local and regional advocacy. Prior to HJC, Ms. Robertson was the Supervising Attorney of the Housing Discrimination Law Project at Mid-Minnesota Legal Aid, focusing on enforcing fair housing laws for low income clients in Hennepin and Anoka counties. Ms. Robertson graduated from the University of St. Thomas School of Law and previously has served as an adjunct professor at UST teaching Disability Law.

Rachel Robinson is the founding manager of the NOAH Impact Fund, a first of its kind \$50 Million social impact equity fund that preserves unsubsidized affordable housing in the Minneapolis-Saint Paul region. Rachel's 15-year career in affordable housing development and preservation finance includes leadership roles with the non-profit developers of CommonBond Communities and Artspace Projects. In her role as Fund Manager, Rachel assembles capital, partners with developers to acquire multifamily properties, and advances public policy on the opportunities to preserve naturally occurring affordable housing. Rachel holds a BA from Macalester College and Masters from the Humphrey Institute of the University of Minnesota.

Tony Schertler is the Executive Director of the Dakota County Community Development Agency (CDA). The CDA administers over 30 programs that create and preserve affordable housing and strengthen the economic vitality of communities in the third largest county in Minnesota. Prior to joining the CDA, Tony was a Senior Vice President-Director of Housing and Economic Development Services at Springsted Incorporated. He also spent 10 years at the City of Saint Paul in the Department of Planning & Economic Development. Tony has a Bachelor's degree in History from St. John's University and a Juris Doctor from William Mitchell College of Law.

Angie Shuppert is the Community Development Programs Manger for the Washington County Community Development Agency. Since 2014, she has administered the Community Development Block Grant and HOME Investment Partnerships Program on behalf of Washington County. Angie also assists with the Agency's home improvement loan programs, affordable housing financing tools, and leading the Agency's mission to further fair housing. She has prior experience with the Housing Choice Voucher Program, homeownership education and counseling, and other state and local programs.

Bob F. Simpson is Vice President of Fannie Mae's Multifamily Affordable Mission Business and is responsible for the company's multifamily affordable debt and equity business lines as well as its green financing platform. Simpson is also responsible for guiding the company's long-term affordable rental housing strategy and for meeting the company's Duty to Serve regulatory requirements to increase affordable rental housing in our nation's most underserved markets. From 2010 until appointment to his current position in March 2015, Simpson held various officer positions throughout the company's Multifamily Mortgage Business including priority borrower relationships, seniors housing, structured finance, and small loan lending. Prior to that, he served as Fannie Mae's Vice President of Community Lending and Development where he was responsible for strategic initiatives and investment efforts in underserved rural, Native American, and Gulf Coast Recovery markets and Fannie Mae's Affordable Business Channel, which provided financing for small affordable multifamily lenders and Certified Development Financial Institutions across the country. Prior to joining Fannie Mae in 2000, Simpson spent seven years as a Special Assistant for Senate Minority Leader Tom Daschle focusing on Economic Development and Telecommunications Policy.

Melissa Taphorn has administered down payment assistance, home improvement loans, and tenant-based rental assistance programs for four agencies of different sizes and structures. Melissa is the Deputy Executive Director of the Community Development Agency of Washington County, Minnesota. Since 2011, she has led Agency's community development initiatives to help communities prosper through home improvement, homeownership education and counseling, redevelopment, and financing affordable housing. She spent the previous 15 years developing affordable rental housing, administering Community Development Block Grant programs, and managing Housing Choice Voucher programs at other suburban Twin Cities housing and redevelopment authorities.

Jim Vazquez has served in various capacities within Shelby County Government in Tennessee. He began his career with Shelby County's Intergovernmental Coordination Office and has served in various management capacities within Shelby County's Community Services Agency, the Department Neighborhoods, Housing and Economic Development, and Department of Housing where he served as Administrator for 10 years. In 2017, he became the Administrator of Shelby County's newly formed Office of Resilience upon Shelby County's receipt of a \$60.4 million-dollar National Disaster Resilience Grant.

Over the course of his career, he has directed various housing construction and rehab programs, established Shelby County's Urban County program, and implemented the County's Community Development Block Grant, CDBG Disaster Grant, HOME Grant, and Lead Based Paint Hazard Control and Reduction Grant programs. In his capacity with Shelby County, he has served on various Boards/Commissions and Committees some of which include, the Shelby County Home Rule Charter Review Board, the Shelby County Free the Children Initiative, the Shelby County Head Start Board, the Shelby County Diversity Task Force, and Memphis Partners for the Homeless Continuum of Care.

Tonja West-Hafner received a Bachelor of Science degree in Housing Studies from University of Minnesota, Twin Cities. She has over 25 years of housing and community development program and compliance experience managing various federal, state and local housing and community development programs related to real estate and property management. Her current work, as a Program Analysis Supervisor at Hennepin County, centers around program administration and management, and direct practice in the areas of rental and single family housing development, homeownership assistance and tenant based rental subsidies under a portfolio of U.S. Department of Housing and Urban Development (HUD) funding from the Community Development Block Grant (CDBG) program; the HOME Investment Partnerships (HOME) program. She is the lead for the HOME Program, also manages staff assisting with

the programs, and directly supervises the CDBG program manager. In addition, she responsible for other Hennepin County Housing and Redevelopment Authority (HCHRA) initiatives, such as the Veterans & Community Housing project.

Maria Wetherall is a veteran of the US Navy and earned a degree in Theology from the College of St Catherine. She has been working in direct service and leadership positions in Human Services for almost 30 years. Employed by Ramsey County since 2009 as the Director of Veterans Services, Maria has been directly involved with collaborative efforts to prevent and end homelessness and promote housing stability in Ramsey County through the work of the Ramsey County Continuum of Care, Heading Home Ramsey. She is currently serving as the Chair of the Heading Home Ramsey Governing Board.

Diane Yentel is the President and CEO of the National Low Income Housing Coalition, a membership organization dedicated solely to achieving socially just public policy that ensures people with the lowest incomes in the United States have affordable and decent homes. Diane is a veteran affordable housing policy expert and advocate with nearly two decades of work on affordable housing and community development issues. Before rejoining NLIHC (where she previously worked as a policy analyst), Diane was Vice President of Public Policy and Government Affairs at Enterprise Community Partners, where she led federal, state and local policy, research and advocacy programs. Prior to Enterprise, Diane was the director of the Public Housing Management and Occupancy Division at the US Department of Housing and Urban Development (HUD), where she managed a team overseeing the development and implementation of nationwide public housing policies, procedures and guidelines. She also worked to advance affordable housing policies with Oxfam America and the Massachusetts Coalition for the Homeless, and served for 3 years as a community development Peace Corps volunteer in Zambia. Diane is frequently cited in media outlets, including the Washington Post, The New York Times, Politico, Mother Jones, NPR and The Guardian. She serves on the Board of Directors of the National Housing Conference, the Coalition on Human Needs, and Homes for America, and has a Masters in Social work from the University of Texas at Austin.