

Creating Affordable Housing in Arlington: Ask the Experts
Tuesday, October 5, 2021 from 6-7:30 p.m.

Speaker Biographies



Neil Mongold, Principal Architect
The Narrow Gate Architecture, LTD
Board Member, Housing Corporation of Arlington

Mr. Mongold lives in Arlington and has served on the Board of Directors of the Housing Corporation of Arlington since 1997. Mr. Mongold is a principal architect at The Narrow Gate Architecture, LTD, a Boston based architectural firm that specializes in the design of affordable housing, community based architecture, and housing for people with special needs. Mr. Mongold served on the Town of Arlington's Affordable Housing Task Force in the 2000's, and is currently the HCA representative on the Town of Arlington's newly created Affordable Housing Trust Fund. Mr. Mongold has served for years as a volunteer at Rosie's Place refuge for homeless women in Boston. Part of Mr. Mongold's professional practice includes reviewing affordable housing projects for the Commonwealth of Massachusetts DHCD and assisting in writing and updating the DHCD design guidelines.



Sean Hope, Principal
Hope Real Estate Enterprises

Sean D. Hope Esq, a Fourth generation Cantabrigian, is the founder and principal of Hope Ventures and Hope Real Estate Enterprises LLC in Central Square Cambridge. Hope has leveraged his experience as a Land Use attorney and former member of the Cambridge Zoning Board to develop over 50 units of 100% affordable housing developments in Cambridge. Hope continues to consult on large and small projects that require municipal permitting including Medical Cannabis, Affordable Housing, and Commercial Development. Sean is deeply committed to improving the quality of life for Cambridge residents especially those under-served populations. Through his past volunteer work with the Margaret Fuller Neighborhood house, Cambridge Children and Family Services (CFCS), Cambridge Historical Society and presently serving as a board member of the Foundry Consortium he stays closely attuned to the evolving needs of families and local community groups in Cambridge.



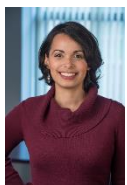
Bill Grogan, President
Planning Office for Urban Affairs
Archdiocese of Boston

William H. Grogan, President of the Planning Office for Urban Affairs, has been involved in affordable housing and economic development for nearly 25 years with a particular focus on complex legal and financial deal structuring to accomplish mission objectives. Bill was appointed President in July 2019 and has been with the Planning Office since 2005. Prior to becoming President, Bill was the Chief Operating Office & General Counsel. He has been involved with the acquisition, financing, construction, and development of nearly 650 units of affordable and mixed-income housing, representing nearly \$300

million of investment throughout the Commonwealth. He is overseeing another 300 units of housing at various stages of development. In this role, he has developed mixed-income, family and special needs housing, and housing for the homeless and vulnerable populations, as well as mixed-use developments. Bill has also been responsible for managing the operations of the Office, including all budget, accounting and financial aspects, working with the Board of Trustees, managing all corporate entities, and serving as General Counsel on both corporate and development project matters.

Prior to joining the Planning Office, Bill was an attorney at Goulston & Storrs, P.C., a nationally known real estate firm, where he specialized in the areas of affordable housing development and finance. He has also worked with state agencies in the development of bond financing and tax credit programs. As a result, Bill is actively involved in creating innovative approaches to financing affordable and mixed-income, mixed-use developments and has extensive experience utilizing a wide range of federal, state and local sources of financing, including 4% and 9% federal low-income housing tax credits, state housing tax credits, federal and state historic tax credits, and tax increment financing arrangements.

Previously, Bill worked in the Low-Income Housing Tax Credit Program at the Massachusetts Department of Housing and Community Development. Bill received his Juris Doctor degree from Suffolk University Law School, a Masters in Government Administration degree from the University of Pennsylvania and a Bachelor of Arts degree from Trinity College. Bill has been active in the affordable housing industry, having spoken at conferences sponsored by the American Bar Association Forum on Affordable Housing, the National Association of Affordable Housing Lenders and the National Housing and Rehabilitation Association.



**Amarillys Rodriguez, Development and Policy Project Manager
Planning Office for Urban Affairs
Archdiocese of Boston**

Amarillys Rodriguez, Development and Policy Project Manager, joined POUA in July 2017. Ms. Rodriguez is involved with all aspects of the project management and development process including the evaluation of potential developments, preparing funding applications, leading financial closings, reviewing design, coordinating development team members, and providing support during construction, marketing, lease-up, and management efforts. Her duties include leading POUA's efforts to build relationships with hospitals, clinics, foundations, and other entities to establish innovative models to improve resident and community health outcomes through the provision of affordable housing and health-related resident services. She is also spearheading POUA initiatives on racial justice, including representing POUA in a statewide collaborative advancing racial equity in housing through local, state, and organizational policy changes, and establishing a pilot asset building program at POUA properties to help address wealth disparities, including the racial wealth gap. She has been elected to the Board of Directors for the [Builders of Color Coalition](#) (BCC), whose mission is to create generational impact in expanding economic opportunity by increasing access and diversity in Boston's commercial real estate sector. Some of her projects to date include The Union at 48 Boylston Street, an award-winning affordable, mixed-use, adaptive reuse of a historic building in downtown Boston; 41 LaGrange Street (Boston), a planned mixed-income new construction tower (both in partnership with St. Francis House); working with the Grant Manor Homeowner's Association on the refinancing and renovation of a 179-unit affordable housing community in Boston; and acting as consultant to St. Mary's Center for Women and Children on the acquisition, preservation and rehabilitation of a family shelter in Boston.

Ms. Rodriguez arrived at POUA as a Kuehn Fellow after graduating with a Master in City Planning degree from the Department of Urban Studies and Planning at the Massachusetts Institute of Technology (MIT), where she focused her studies on housing, community, and economic development. Prior to graduate school, Ms. Rodriguez worked in Washington, D.C., with the National Partnership for Women & Families. She also worked as an Emerson National Hunger Fellow in D.C. and Jackson, MS; as a Public Ally in her hometown of Hartford, CT; and earned a Bachelor of Arts in Public Policy Analysis from Pomona College in Claremont, CA. These experiences allow Ms. Rodriguez to approach her work at POUA with critical insight into many of the complex issues driving the need for affordable housing, the service needs facing many residents of affordable housing developments, and the transformative potential of affordable housing to promote healthy and successful communities and address various social justice problems.



**Rodger Brown, Managing Director of Real Estate Development
Preservation of Affordable Housing**

Rodger brings more than 30 years of experience producing affordable housing to his role and has been a part of the POAH organization since 2004. During his tenure at the organization he has participated in the growth of POAH’s portfolio to more than 12,000 units. He is responsible for overseeing the activities of all real estate development staff, managing resource allocation, department budgets, establishing strategic initiatives and providing direction on the most complex real estate transactions. He directed the award winning, \$42 million transformation of the United Front Homes into the Temple Landing neighborhood in downtown New Bedford. This innovative project involved the complete reconstruction of 5 new city blocks and public infrastructure while incorporating substantial rehabilitation and new construction of 173 units of affordable housing and a community center into a new neighborhood.

Rodger also led the team responsible for structuring and executing one of the largest single transactions in the history of MassHousing, the acquisition and rehabilitation of the 841 Boston/Cape Cod/Hudson portfolio. This \$290 million transaction involved 6 properties, financed utilizing privately placed tax exempt bonds, 4% low income housing tax credits and Massachusetts State Low Income Housing tax credits. He has also directed POAH projects in several new geographies, including Washington, D.C., Maryland, Illinois and most notably Florida where he coordinated the acquisition and rehabilitation of a troubled 825 unit, 5 property portfolio and worked with local officials to develop public policies which promote the preservation of affordable housing.

Prior to joining POAH, Rodger operated a real estate consultancy providing project structuring and development consulting services to a range of for-profit, non-profit and governmental entities. He is a graduate of Boston College and held a two year HUD fellowship at the Massachusetts Institute of Technology Department of Urban Planning.

Co-Moderators



**Abhidnya Kurve, Policy Associate
Citizens Housing and Planning Association**

Abhi is a member of CHAPA's Public Policy team working towards furthering the affordable housing agenda through advocacy and engagement. Her work to explore the intersectionality of housing and healthcare, economic mobility, childcare, and nutrition enables cross-

sector collaboration to ensure housing stability for households with low incomes. She is a Master's graduate of Public Health from the Massachusetts College of Pharmacy and Health Science (MCPHS University) and has lived in the U.S. since 2014. Previously, she worked as a Policy and Communications Intern at the Massachusetts Public Health Association and as a Nutrition Advisor, where she strategized and implemented initiatives to raise nutrition awareness across India. She has a passion for working with communities to develop comprehensive public health policies and programs that promote health and equity. She lives in Arlington and is a member of the Board of Directors of the Housing Corporation of Arlington.



**Karen Kelleher, Executive Director
Local Initiatives Support Corporation (LISC) Boston**

Karen brings more than 20 years of experience driving housing affordability and building strong, inclusive communities to LISC, a national, nonprofit community development support organization with deep local roots. LISC has invested more than \$414 million in Massachusetts communities, prioritizing equity in our investments, from affordable housing to growing business and connecting community with financing, technical assistance and resources to build capacity and stability. Before joining LISC, Kelleher served as Deputy Director of the Massachusetts Housing Finance Agency (“MassHousing”), where she led a reinvention of the agency’s multifamily loan programs and policies, resulting in record lending volume and record levels of affordable housing preservation. Kelleher also led MassHousing’s rollout of several new opportunity fund programs, including a \$100 million fund to preserve affordability for very low-income residents of at-risk Section 13A properties, a Community Scale Housing Initiative for small developments of less than 20 units and MassHousing’s Workforce Housing Fund. Finally, she oversaw nearly \$1 billion of single family lending to low- and moderate-income borrowers and launched MassHousing’s statewide down-payment assistance program for first-time homebuyers.

Before joining MassHousing, Kelleher was Senior Vice President and General Counsel of The Community Builders, Inc. (“TCB”), a Boston-based nonprofit developer that transforms communities through housing development and community investment. While at TCB, Kelleher worked extensively on complex development transactions and building effective programs to leverage greater community impact, including tax credit investment funds, a neighborhood stabilization loan program, and TCB’s initial new markets tax credit allocation. She previously practiced affordable housing law at Nixon Peabody LLC and served as program counsel for Community Planning & Development programs at the U.S. Department of Housing and Urban Development.

Kelleher started her career as a teacher at Nativity Preparatory School, a middle school serving boys from low-income families living in Boston neighborhoods. She has a bachelor’s degree from Boston College and a J.D. from Georgetown University Law Center. She is a member of the Mayor's Supplier Diversity Advisory Council and the Mayor's Housing Task Force in Boston, the Board of the Massachusetts Community and Banking Council, and the Massachusetts Bar. She previously served as a board member at Nativity Preparatory School and the Washington Legal Clinic for the Homeless. She lives in Arlington, serves on the Town’s Housing Plan Implementation Committee, and was recently appointed to the Arlington Affordable Housing Trust Fund.