

Reinventing Our Communities

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# TRANSFORMING OUR ECONOMIES





# Welcome to Philadelphia and the Seventh Biennial Reinventing Our Communities Conference

Thank you for joining the Philadelphia Fed and our cosponsors for the seventh biennial Reinventing Our Communities conference. We have a great three days planned for you in the City of Brotherly Love. We will examine how communities can connect people, place, and capital to transform local and regional economies in an inclusive way.

The conference agenda is filled with over 100 national and international speakers who will share emerging strategies and innovative approaches to foster equitable economic growth. Key sessions will highlight:

- Connecting communities to capital through collaboration
- Addressing gentrification and neighborhood change in an equitable way
- Preparing today's workforce for tomorrow's jobs
- How foundations are redefining their funding approaches to address systems of inequity
- The Federal Reserve System's role in our communities
- And much more

A long-standing goal of the Reinventing series is to create a dialogue that promotes research-informed practice and practice-informed research. We have once again partnered with the University of Pennsylvania's Institute for Urban Research to include research in the majority of our sessions, and a forthcoming journal will highlight work from several thought leaders speaking at the conference.

New for 2016, we have added offsite experiential learning opportunities to enable you to spend more time examining the key topics of resident engagement or the Community Reinvestment Act. We have also organized three exceptional neighborhood revitalization tours. We are proud to share the great work underway in many parts of our city and introduce you to the leaders driving this positive change.

We also know we have much to learn from one another. We are excited by the diverse group of stakeholders in attendance and hope you will take advantage of the breaks and evening activities to network with fellow conference participants. In addition, please help us in extending these important conversations beyond the conference and join us on Twitter using the hashtag #Reinvent2016.

Finally, the work we are beginning here together will continue long after the conference ends on Friday. We hope you will continue to engage and collaborate with us as we move forward in 2017 with initiatives that are at the vanguard of transformation.

Thank you for spending this time with us and contributing to this important event. We hope you enjoy yourself here in Philadelphia as you meet other community development leaders who share your interest in, and commitment to, promoting inclusive growth and advancing regional economies across the United States and globally.

Best regards,



*Deborah L. Hayes*

Deborah L. Hayes  
Senior Vice President, Corporate Affairs



*Theresa Y. Singleton*

Theresa Y. Singleton  
Vice President and Community Affairs Officer

# AGENDA-AT-A-GLANCE

Wednesday, September 21

- 9:00 a.m.–11:30 a.m. Tours (depart from Hilton Philadelphia at Penn's Landing)**
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|---|---|-----------------------|
| Schuylkill Banks and Grays Ferry Crescent | Philadelphia Low-Cost Strategies to Improve Quality of Life | Mt. Airy Neighborhood |
|---|---|-----------------------|
- 12:00 noon–1:45 p.m. Conference opening and plenary luncheon — *Building an Inclusive, Transformative Economy***
- 1:45 p.m.–2:00 p.m. Break**
- 2:00 p.m.–3:30 p.m. Concurrent workshops**
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|---|--|---|--|
| Where Should We Build Affordable Housing? | Addressing Extreme Poverty: Approaches That Work | Connecting Communities to Capital Through Collaboration | Opportunity Occupations: Training People Today for Tomorrow's Jobs |
|---|--|---|--|
- 3:30 p.m.–3:45 p.m. Break**
- 3:45 p.m.–5:15 p.m. Plenary session — *Anchor Institutions: Expanding Boundaries and Extending Growth***
- 5:15 p.m.–6:30 p.m. Welcome reception**

Thursday, September 22

- 7:30 a.m.–8:30 a.m. Breakfast available in Grand Ballroom**
- 8:30 a.m.–10:00 a.m. Concurrent workshops**
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|---|--|---|
| At the Intersection of Education and Employment | New Funding Sources for Community and Economic Development | Equitable Development: Addressing Gentrification and Displacement |
|---|--|---|
- 10:00 a.m.–10:15 a.m. Break**
- 10:15 a.m.–11:45 a.m. Concurrent workshops**
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|--|--|--|
| Building a Modern, Inclusive Economic Development Plan | Rebuilding Household Balance Sheets and Improving Financial Capability | From Pop-Ups to Permanent: Creative Reuse of Vacant Land in Lower-Income Neighborhoods |
|--|--|--|
- Note: Deep dive learning labs will be offered offsite from 8:30 a.m.–11:30 a.m. (Depart from Hilton Philadelphia at Penn's Landing)**
- A Seat at the Table: Best Practices for Resident Engagement | What Are the ABCs of CRA?
- 12:00 noon–2:15 p.m. Plenary luncheon — *Leading Inclusive Growth: A Meeting with Champion Mayors***
- A joint session organized with the Organisation for Economic Co-operation and Development (OECD)
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- International Update: Global Challenge on Economic Growth and Social Inclusion**
- 2:15 p.m.–2:30 p.m. Break**
- 2:30 p.m.–4:00 p.m. Concurrent workshops**
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|---|--|--|---|
| Where Health and Community Development Meet | The Changing World of Small Business Finance | Early Childhood Programs with High Returns on Investment | Innovation Districts: The New Geography of Innovation |
|---|--|--|---|
- 4:30 p.m.–6:30 p.m. Evening on the Waterfront**

**8:00 a.m.–8:30 a.m.**      **Breakfast available in Grand Ballroom**

**8:30 a.m.–10:00 a.m.**      **Plenary breakfast — From Policy to Practice: Eight Stories of Transformation**

**10:00 a.m.–10:15 a.m.**      **Break**

**10:15 a.m.–11:45 a.m.**      **Concurrent workshops**

Inclusive Housing Policy  
and the Transformative Economy

Immigrant Integration as  
an Economic Development Strategy

Economic Revitalization and  
Philanthropic Investment in Small  
and Mid-Size Cities

**12:00 noon–1:30 p.m.**      **Closing plenary luncheon — *Presidents' Perspectives: The Fed's Role in Transforming Our Communities***



# Day 1 – Wednesday, September 21

## 9:00 a.m. — Tours (depart from Hilton Philadelphia at Penn's Landing)

### Schuylkill Banks and Grays Ferry Crescent

Visit *USA Today's* 2016 Best Urban Trail. The Schuylkill River Trail is 60 miles of finished trail that extends across southeastern Pennsylvania. On this tour, you will explore Schuylkill Banks, the Philadelphia segment of the trail that connects greenways, parks, educational institutions, residential developments, and industrial sites throughout the heart of the city. The tour will also visit Grays Ferry Crescent, a section of the trail that, when completed, will serve as a link for residents in this south Philadelphia neighborhood to opportunities throughout the city. *Please be advised: This is a walking tour that will cover approximately 1.5 miles of the Schuylkill River Trail. You should wear comfortable clothing and shoes.*

### Philadelphia Low-Cost Strategies to Improve Quality of Life

On this tour, you will see how a range of Philadelphia institutions are working to integrate access to arts, culture, and the outdoors to improve the quality of life for residents in neighborhoods across the city. Not only have these initiatives enriched neighborhoods, but they have been implemented with minimal cost. You will learn more about these actionable strategies and how to use them in your community.

### Mt. Airy Neighborhood

Learn how Philadelphia's Mt. Airy neighborhood became one of the nation's first intentionally integrated neighborhoods 60 years ago when faith- and community-based organizations proactively welcomed African-American residents. Speak with Abigail Perkiss, resident and author of *Making Good Neighbors: Civil Rights, Liberalism, and Integration in Postwar Philadelphia*, and see a long-established food co-op, a nonprofit arts organization, and a new incubator for immigrant-owned businesses. The tour includes a conversation with residents, business owners, and civic leaders about successes, issues, and challenges in maintaining neighborhood diversity and inclusion.

## 12:00 noon — Conference opening and plenary luncheon

### Building an Inclusive, Transformative Economy

In this session, thought leader Xavier de Souza Briggs will reflect on how foundations are redefining their funding approaches to address the underlying systems that can both create and sustain inequity across the United States. He will then join other leading experts who will challenge us to think critically about creating places of opportunity and to reflect on the education, job training, and innovation needed to prepare our communities for a new economy.

- *Welcoming remarks:* Theresa Y. Singleton, Vice President and Community Affairs Officer, Federal Reserve Bank of Philadelphia
- Xavier de Souza Briggs, Vice President, Economic Opportunity and Markets, Ford Foundation
- Lance Freeman, Professor of Urban Planning, Graduate School of Architecture, Planning and Preservation, Columbia University
- Harry J. Holzer, John LaFarge Jr. SJ Professor of Public Policy, McCourt School of Public Policy, Georgetown University; Senior Research Fellow and Institute Fellow, American Institutes for Research; Senior Affiliate, Urban Institute; and Nonresident Senior Fellow, Brookings Institution
- Andrés Rodríguez-Pose, Professor of Economic Geography, London School of Economics and Political Science, University of London
- Susan M. Wachter, Albert Sussman Professor of Real Estate and Professor of Finance, Wharton School; Professor of City and Regional Planning, Penn Design; and Codirector, Penn Institute for Urban Research, University of Pennsylvania

## 1:45 p.m. — Break



## 2:00 p.m. — Concurrent workshops

### **Where Should We Build Affordable Housing? (Columbus A)**

The recent U.S. Department of Housing and Urban Development's Final Rule on Affirmatively Furthering Fair Housing seems to have everyone asking where affordable housing should be built to achieve the highest impact. While the regulation encourages new affordable housing construction in higher-income communities to overcome the detrimental effects of segregation, studies have also found that affordable housing plays an important role in revitalizing low-income neighborhoods. Furthermore, it is more cost effective to build in permanent affordability when a neighborhood is at the early stages of revitalization. Come participate in a provocative discussion about where limited affordable housing dollars should be invested.

- Denise Fairchild, President and Chief Executive Officer, Emerald Cities Collaborative
- Mercedes Márquez, Strategic Implementation Consultant, Marquez Community Strategy
- Celia D. Smoot, Director, Housing, Local Initiatives Support Corporation
- *Moderator:* Harold Simon, Executive Director, National Housing Institute, and Publisher, *Shelterforce*

### **Addressing Extreme Poverty: Approaches That Work (Columbus B)**

Cities and nonprofits are adopting innovative new programs to help households move out of deep poverty. In this workshop, we explore several key approaches to providing very low-income residents with the critical tools necessary for economic mobility and an improved quality of life.

- Tiffany Anderson, Superintendent, Topeka Public Schools, Topeka, Kansas (formerly, Superintendent, Jennings School District, Jennings, Missouri)
- Maria Peña, President, LIFT
- Matthew Steinberg, Assistant Professor, Graduate School of Education, University of Pennsylvania
- *Moderator:* Eva Gladstein, Deputy Managing Director, Health and Human Services, City of Philadelphia

### **Connecting Communities to Capital Through Collaboration (Columbus C)**

In this session, we explore how to create successful collaborations and movements for change that bring together public and private sector stakeholders for the benefit of the community. One of these movements involves pay for success financing, a new form of funding that advances program delivery, improves accountability, and increases rigor in performance measurement. Another involves capital absorption, which strengthens community investment systems and capacity. A third highlights the Working Cities Challenge, a cross-sector collaboration underway in New England that provides capital and strengthens partnerships to improve local economics.

- Tamar Kotelchuck, Director, Working Cities Challenge, Federal Reserve Bank of Boston
- Jeff Shumway, Vice President, Advisory Services, Social Finance
- David Wood, Director, Initiative for Responsible Investment, Hauser Institute for Civil Society, John F. Kennedy School of Government, Harvard University
- *Moderator:* John Bendel, Director, Community Investment, FHLBank Pittsburgh

### **Opportunity Occupations: Training People Today for Tomorrow's Jobs (Washington)**

A transformative economy provides job opportunities and career pathways for all residents. This session explores "opportunity occupations" — those occupations that are accessible to someone without a bachelor's degree and that pay at least the national annual median wage. After hearing the latest Federal Reserve research on this topic, experts will highlight successful training programs that match employees to top opportunity occupations. They will also reflect on strategies that communities can pursue to create viable pathways to obtain these sought-after positions.

## Day 1 – Wednesday, September 21

- H. Jeffrey Rafn, President, Northeast Wisconsin Technical College
- Elyse Rosenblum, Principal, Grads of Life
- Keith Wardrip, Community Development Research Manager, Federal Reserve Bank of Philadelphia
- *Moderator:* William Cordery, Program Officer, Strong Local Economies, Surdna Foundation

### 3:30 p.m. — Break

### 3:45 p.m. — Plenary session

#### **Anchor Institutions: Expanding Boundaries and Extending Growth**

Join esteemed leaders as they reflect on the role their institutions play in transforming regional economies. They will highlight how they are embracing new partnerships and broadening their traditional focuses of interest to foster positive change in the neighborhoods and communities that surround them.

- *Opening remarks:* Eric S. Belsky, Director, Division of Consumer and Community Affairs, Board of Governors, Federal Reserve System
- Kathryn Edin, Bloomberg Distinguished Professor, Department of Sociology, Zanvyl Krieger School of Arts and Sciences, and Department of Population, Family, and Reproductive Health, Bloomberg School of Public Health, Johns Hopkins University
- John A. Fry, President, Drexel University
- Tyler Norris, Vice President, Total Health Partnerships, Kaiser Permanente

### 5:15 p.m. — Welcome reception at the Hilton Philadelphia at Penn's Landing



## Day 2 – Thursday, September 22

7:30 a.m. — Breakfast available in Grand Ballroom

### 8:30 a.m. — Concurrent workshops

#### **At the Intersection of Education and Employment (Washington)**

Workforce and educational leaders are recognizing that stronger connections must be forged between high school and postsecondary education or employment, especially for “opportunity youth” — those who are neither employed nor in school. Learn about successful and innovative models from a community college, a charter school, and a career and technical education center. A representative from a leading foundation in workforce initiatives will share insights about what is needed to make these models work.

- Kojo A. Quartey, President, Monroe County Community College
- Thomas J. Rushton IV, Executive Director, Lehigh Career & Technical Institute
- Simran Sidhu, Executive Director, YouthBuild Philadelphia Charter School
- *Moderator:* Michelle Henry, Vice President and Senior Philanthropy Manager, Global Philanthropy, JP Morgan Chase & Co.

#### **New Funding Sources for Community and Economic Development (Columbus A)**

From changes at the U.S. Securities and Exchange Commission that allow small businesses to solicit funding in new ways to new Employee Retirement Income Security Act (ERISA) regulations that allow retirement funds to invest for environmental and social impact, there are new sources of money out there that your locality can tap. This session discusses impact investing and new potential resources for community and economic development.

- Antony Bugg-Levine, Chief Executive Officer, Nonprofit Finance Fund
- Ryan Feit, Chief Executive Officer and Co-founder, SeedInvest
- Alya Kayal, Director, Policy and Programs, US SIF: Forum for Sustainable and Responsible Investment
- *Moderator:* Noelle St.Clair Baldini, Community Engagement Associate, Federal Reserve Bank of Philadelphia

#### **Equitable Development: Addressing Gentrification and Displacement (Columbus B/C)**

When does neighborhood revitalization become gentrification? What actions can ensure that existing residents are able to stay and benefit from new amenities in changing neighborhoods? This session focuses on tangible actions a locality can take to prevent displacement of existing residents and promote equitable development when new investment comes to its neighborhoods.

- Eileen Divringi, Community Development Research Analyst, Federal Reserve Bank of Philadelphia
- Melinda Pollack, Vice President, Enterprise Community Partners
- Malcolm Yeung, Deputy Director, Chinatown Community Development Center, San Francisco
- *Moderator:* Mary M. Lee, Deputy Director, PolicyLink

### 8:30 a.m.–11:30 a.m. — Deep dive learning labs

(Offered offsite in lieu of concurrent sessions at same time; depart from Hilton Philadelphia at Penn's Landing)

#### **A Seat at the Table: Best Practices for Resident Engagement**

The goal of community development is to improve conditions in all neighborhoods and for all people, but the strategies are not always inclusive of the needs and voices of all residents. Participate in this interactive learning lab hosted at Drexel University's Dornsife Center for Neighborhood Partnerships, where experts will guide you in exercises and activities that foster greater resident engagement and the exchange of ideas at the grassroots level. This session is organized in partnership with the Local Initiatives Support Corporation (LISC).

#### **What Are the ABCs of CRA?**

This learning lab will provide a comprehensive look at the responsibilities of financial institutions under the Community Reinvestment Act (CRA) and will offer insights into fostering new collaborations with financial institutions in your community. Join us for this deep dive into recent CRA updates and the role of the regulation in today's environment. This session, which will be held at the Federal Reserve Bank of Philadelphia, is organized in partnership with the Federal Deposit Insurance Corporation and the Office of the Comptroller of the Currency.

## Day 2 – Thursday, September 22

10:00 a.m. — Break

10:15 a.m. — Concurrent workshops

### **Building a Modern, Inclusive Economic Development Plan** (Columbus B/C)

Today, the definition of success for an economic development program has changed dramatically from encouraging existing businesses to relocate and create jobs downtown to expanding homegrown businesses and preparing residents for available jobs through better links between economic development and workforce development. This session will look at programs designed to achieve an inclusive economic development plan in your community.

- Paul C. Brophy, Principal, Brophy & Reilly, LLC
- Pete Carlson, President, Regional Growth Strategies
- Brian Surratt, Director, Office of Economic Development, City of Seattle
- *Moderator:* Daniel Davis, Senior Manager, Community Development, Federal Reserve Bank of St. Louis

### **Rebuilding Household Balance Sheets and Improving Financial Capability** (Washington)

Leaders from across the country present the latest research and trends in family wealth and provide concrete recommendations for how to improve family household financial security as well as best practices on how to build low-income household wealth.

- Mae Watson Grote, Founder and Chief Executive Officer, The Financial Clinic
- Hallie Lienhardt, Outreach Specialist, Center for Financial Security, School of Human Ecology, University of Wisconsin–Madison
- José Quiñonez, Chief Executive Officer, Mission Asset Fund
- *Moderator:* Ray Boshara, Director, Center for Household Financial Stability, and Assistant Vice President, Federal Reserve Bank of St. Louis

### **From Pop-Ups to Permanent: Creative Reuse of Vacant Land in Lower-Income Neighborhoods** (Columbus A)

Communities waiting for their vacant land supply to match market demand are developing exciting new temporary uses for vacant land that are enlivening neighborhoods, attracting new residents, and creating startup locations for brick-and-mortar businesses. This session explores how cities are reactivating idle resources as well as creating new temporary neighborhood amenities.

- Eric Ho, Founder, MILES.CITY, and Cofounder and Director, Architecture Commons
- Terry Schwarz, Director, Cleveland Urban Design Collaborative, Kent State University
- Emily Trenholm, Executive Director, Community Development Council of Greater Memphis
- *Moderator:* Jeffrey Barg, Associate Director, Planning and External Policy Relations, Pennsylvania Horticultural Society

12:00 noon — Plenary luncheon

**Welcoming remarks: James Kenney, Mayor of Philadelphia**

### **Leading Inclusive Growth: A Meeting with Champion Mayors**

*A joint session organized with the Organisation for Economic Co-operation and Development (OECD)*

What is the role of local leadership in the promotion of inclusive growth? How can city mayors tackle inequalities and promote greater equity? At the opening of this session, Gabriela Ramos, OECD Special Counsellor to the Secretary-General, Chief of Staff, and Sherpa to the G20, will highlight the critical role that leadership plays in





addressing inequality in cities around the world. Ramos will offer an overview of the OECD–Ford Foundation Inclusive Growth in Cities Initiative and explore tools and policy levers needed to advance the dialogue. Mayors will then discuss key challenges facing their communities and reflect on how to position a local economy for inclusive growth in the increasingly global marketplace.

- *Keynote:* Gabriela Ramos, Special Counsellor to the Secretary-General, Chief of Staff, and Sherpa to the G20, OECD
- Dana L. Redd, Mayor of Camden
- Kasim Reed, Mayor of Atlanta
- *Moderator:* Lamia Kamal-Chaoui, Senior Advisor to the Secretary-General and Coordinator of the Inclusive Growth Initiative, OECD

### **International Update: Global Challenge on Economic Growth and Social Inclusion**

International organizations are working to address inequality and promote economic inclusion. Join us to hear lessons learned from the World Economic Forum’s Economic Growth and Social Inclusion initiative, which works closely with businesses around the world to promote inclusive economic growth. Richard M. Samans, Head, Centre for the Global Agenda, and Member, Managing Board, World Economic Forum, will share insights and best practices highlighting public–private collaboration.

### **2:15 p.m. — Break**

### **2:30 p.m. — Concurrent workshops**

#### **Where Health and Community Development Meet (Columbus A)**

Community health and community development professionals are creating deliberate and strategic alliances to improve the health of communities and residents. This workshop will explore key programs that improve health, reduce health-care costs, and enhance neighborhood conditions and quality of life.

- Colby Dailey, Managing Director, Build Healthy Places Network
- Dr. Stacy Tessler Lindau, Associate Professor of Obstetrics/Gynecology and Medicine-Geriatrics, University of Chicago Medicine
- Dr. Carley Riley, Attending Physician and Assistant Professor, Department of Pediatrics, Division of Critical Care Medicine, Cincinnati Children’s Hospital
- *Moderator:* Sandra Tormoen, Assistant Vice President and Community Affairs Officer, Federal Reserve Bank of Richmond

#### **The Changing World of Small Business Finance (Columbus B)**

Cities are actively working with small businesses to help them expand and create new jobs. Nonbank alternative lenders are making loans, and new Internet marketplaces are appearing. This workshop looks at exciting new opportunities to inject capital into small businesses and explains the potential dangers as well.

- Jared Hecht, Cofounder and Chief Executive Officer, Fundera
- Ted Zoller, T.W. Lewis Clinical Associate Professor of Strategy and Entrepreneurship, and Director, Center for Entrepreneurial Studies, Kenan-Flagler Business School, University of North Carolina at Chapel Hill
- *Moderator:* Claire Kramer Mills, Assistant Vice President and Community Affairs Officer, Federal Reserve Bank of New York

## Day 2 – Thursday, September 22

### **Early Childhood Programs with High Returns on Investment** (Washington)

Leaders in the field discuss the strengths and weaknesses of different early childhood programs that provide resources and support for children from birth to elementary school. This session will explore how these programs can “pay for themselves” by offering end results such as reduction in crime, improved school performance, and better economic opportunities for participating children. Panelists also will discuss strategies for supporting quality across a variety of early childhood programs and approaches on how to finance them.

- Heidi Hagel Braid, Regional Director, Minnesota, North & South Dakota Regional Office, First Children’s Finance
- Laura J. Johns, Managing Partner, Propulsion Squared
- Philip A. Peterson, Principal, KidSucceed LLC
- *Moderator:* Rob Grunewald, Economist, Federal Reserve Bank of Minneapolis

### **Innovation Districts: The New Geography of Innovation** (Columbus C)

Cambridge, MA; Philadelphia, PA; St. Louis, MO; and Chattanooga, TN, are attempting to create a magical mix of academic, private sector, nonprofit, and government talent to breed cross-sector activity and to foster greater innovation and entrepreneurship. This session asks what is an innovation district and can it truly create more economic growth without major tax incentives or costly capital investments?

- Ken Hays, President and Chief Executive Officer, Enterprise Center
- Dougan Sherwood, Co-founder and Managing Director, Cambridge Innovation Center St. Louis
- Harris M. Steinberg, Executive Director, Lindy Institute for Urban Innovation, Drexel University
- *Moderator:* Jessica Ice, Market Analyst, JumpStart Inc.

### **4:30 p.m. — Evening on the Waterfront**

Join us at Spruce Street Harbor Park, adjacent to the Hilton Philadelphia at Penn’s Landing, for some of the city’s best fare and great networking opportunities with other conference participants. Spruce Street Harbor Park opened in 2014 as a gathering place for Philadelphia residents and visitors. This impressive revitalization of prime waterfront property is managed by the Delaware River Waterfront Corporation. If you would like to attend this special event, please stop by the conference registration area between 12:00 noon and 4:30 p.m. on Thursday, September 22, to pick up food vouchers.



# Day 3 – Friday, September 23

## 8:30 a.m. — Plenary breakfast

### From Policy to Practice: Eight Stories of Transformation

Discussing policy options and strategies to help transform communities is one thing; putting them into practice is another. In this plenary session Powered by PechaKucha, in which 20 slides are shown for 20 seconds each, you'll learn about key efforts underway in eight communities across the country. These programs, collaborations, and initiatives are transforming neighborhoods, encouraging business growth and entrepreneurship, and expanding the health and vitality of communities.



- *Opening remarks:* Paul Kaboth, Vice President and Community Affairs Officer, Federal Reserve Bank of Cleveland
- Leonard Brock, Director, Rochester–Monroe Anti-Poverty Initiative, United Way of Greater Rochester
- Abby Carr, Graphic Designer, Thrive Design Studio and Thrive Center
- Cordell Carter, Executive Director and Chief Executive Officer, TechTown Foundation
- Heidi Hagel Braid, Regional Director, Minnesota, North & South Dakota Regional Office, First Children's Finance
- Ellen Janes, Executive Director, Central Baltimore Partnership
- Kendall Pelling, Director, Land Recycling, East Liberty Development, Inc.
- Tara Reardon, Director, ROC-NH, New Hampshire Community Loan Fund
- Dwayne Wharton, Director, External Affairs and Human Resources, The Food Trust
- *Moderator:* Dan Moulthrop, Chief Executive Officer, City Club of Cleveland

## 10:00 a.m. — Break

## 10:15 a.m. — Concurrent workshops

### Inclusive Housing Policy and the Transformative Economy (Columbus A)

Join leading experts to explore how housing policies related to new construction, rehabilitation, preservation, and financing can contribute to positive change in local communities. Speakers will reflect on what has worked in the past and will share inclusive policies that can contribute to a transformative economy going forward.

- Sean Closkey, President, Development Partners by Reinvestment Fund
- Carolina Reid, Assistant Professor, Department of City and Regional Planning, College of Environmental Design, University of California, Berkeley
- Jenny Schuetz, Senior Economist, Division of Consumer and Community Affairs, Board of Governors, Federal Reserve System
- *Moderator:* Scot Spencer, Associate Director, Advocacy and Influence, Annie E. Casey Foundation

### Immigrant Integration as an Economic Development Strategy (Washington)

The successful integration of immigrants contributes to the economic vitality of our communities and provides the cultural, social, and religious diversity that creates great places to live and work. Nonprofits and local governments are developing local policies that integrate newcomers into housing, education, and job training while embracing diversity.

- José González, Cofounder, Conexión Américas, and Instructor, Entrepreneurship and Management, Belmont University
- Eva Hassett, Executive Director, International Institute of Buffalo
- David Dyssegaard Kallick, Senior Fellow, Fiscal Policy Institute
- *Moderator:* Peter Gonzales, President and Chief Executive Officer, Welcoming Center for New Pennsylvanians

## Day 3 – Friday, September 23

### **Economic Revitalization and Philanthropic Investment in Small and Mid-Size Cities** (Columbus B/C)

Small and mid-size cities have unique assets and challenges. Many of those with a heavy industrial heritage have been decimated by decades of economic decline, depopulation, and physical distress. Further, new research on philanthropic flows for community and economic development suggests that small and mid-size cities are further handicapped by limited subsidy dollars (on a per capita basis), as compared with large metro areas. But some of these cities have reinvented themselves and created new, valuable, competitive advantages for local residents and businesses. Small and mid-size cities that have found pathways to revitalization are the focus of this session. Join us as we explore arcs of rejuvenation in these cities, as well as the various forces affecting philanthropic investments for economic revitalization.

- David G. Brown, President and Chief Executive Officer, Greater Omaha Chamber
- Will Lambe, Senior Community and Economic Development Advisor, Federal Reserve Bank of Atlanta
- Karl Stauber, President and Chief Executive Officer, Danville Regional Foundation
- *Moderator:* Alicia E. M. Kitsuse, Program Officer, Charles Stewart Mott Foundation

### **12:00 noon — Closing plenary luncheon**

#### **Presidents' Perspectives: The Fed's Role in Transforming Our Communities**

Join esteemed Federal Reserve presidents Patrick T. Harker, Dennis P. Lockhart, and Loretta J. Mester for a critical conversation about the Fed's role in transforming our economies. After keynote remarks from Philadelphia Fed President Harker, all leaders will engage in an interactive dialogue. They will reflect on the key economic challenges facing communities and on how economic research can be an effective tool in bringing about economic transformation. They will also recommend new strategies and partnerships for moving forward.

- *Opening remarks:* Deborah L. Hayes, Senior Vice President, Corporate Affairs, Federal Reserve Bank of Philadelphia
- Patrick T. Harker, President and Chief Executive Officer, Federal Reserve Bank of Philadelphia
- Dennis P. Lockhart, President and Chief Executive Officer, Federal Reserve Bank of Atlanta
- Loretta J. Mester, President and Chief Executive Officer, Federal Reserve Bank of Cleveland
- *Moderator:* Michel Martin, Weekend Host, *All Things Considered*, National Public Radio

*Conference closing:* Theresa Y. Singleton, Vice President and Community Affairs Officer, Federal Reserve Bank of Philadelphia



## Speakers' Bios



**Tiffany Anderson** is the superintendent of the Topeka Public Schools school district in Topeka, KS. Dr. Anderson, who has been a public school educator for 23 years, with most of that time spent as a superintendent, became the first African-American woman to lead the 14,000 schools in Topeka in July 2016. Her publications include the books *Closing the Achievement Gap* (iUniverse, 2004) and *Transforming Schools for Excellence* (Outskirts Press, 2012) as well as numerous articles. Dr. Anderson, who is a lifetime member of the NAACP, is nationally known for her innovative work with improving economic conditions, for serving schools in high-poverty communities, and for implementing trauma-informed practices that improve school communities, and she has earned recognition as one of *Education Week's* national Leaders to Learn From. Her other awards include the Salute to Women in Leadership by the Urban League, St. Louis Person of the Year, the St. Louis American Foundation's Stellar Performer in Education Award, and the *St. Louis Business Journal's* Diverse Business Leader award. Dr. Anderson has a doctoratal degree and an undergraduate degree from Saint Louis University. She also received a Doctor of Humane Letters degree from Eden Theological Seminary for her service to the community and society.



**Noelle St.Clair Baldini** joined the Community Development Studies & Education Department of the Federal Reserve Bank of Philadelphia in October 2014. In her role as community engagement associate, she organizes outreach meetings and represents the Reserve Bank with Third District stakeholders to promote community development in low- and moderate-income communities. Prior to joining the Bank, Baldini worked at UpLift Solutions, a nonprofit organization that partners with a variety of stakeholders to bring healthy food, affordable financial services, convenient health care, and other needed services to underserved communities. She was formerly a licensed securities agent at the Calvert Foundation, an impact investing pioneer whose Community Investment Note channels capital from investors to organizations and social enterprises conducting community development globally. Baldini has a B.A. in economics and philosophy from the Schreyer Honors College at the Pennsylvania State University.



**Jeffrey Barg** is associate director of planning and external policy relations at the Pennsylvania Horticultural Society. His work includes planning and implementation of pop up gardens; government affairs; policy and research related to the organization's work in community gardens, vacant land management, tree planting, stormwater management; and more. He previously spent seven years as a writer and editor for *Philadelphia Weekly*. He has a master's degree in urban planning and a bachelor's degree in American history, both from the University of Pennsylvania.



**Eric S. Belsky** is the director of the Division of Consumer and Community Affairs of the Federal Reserve System's Board of Governors, where he oversees the Federal Reserve's work in consumer-focused supervision, research, and policy analysis, with the aim of promoting a fair and transparent consumer financial services marketplace. Belsky has conducted research on a wide range of housing and urban topics for public and private sector organizations and clients. Before joining the Federal Reserve Board, he served as managing director of the Joint Center for Housing Studies of Harvard University. He also held the positions of director of Housing Finance Research at Fannie Mae and senior economist at the National Association of Home Builders. In 2001 and 2002, Belsky served



as the research director for the Millennial Housing Commission established by the U.S. Congress. Belsky has coedited six books and authored numerous articles and book chapters, and has served on the editorial boards of the *Journal of Housing Research* and *Housing Policy Debate*. He has a Ph.D., an M.A., and a B.A. from Clark University in Worcester, MA.



**John Bendel** is the director of Community Investment at FHLBank Pittsburgh. He is responsible for the bank's housing, economic, and community development products and its marketing and communications functions. He also serves as a liaison with the bank's board of directors, the Affordable Housing Advisory Council, and the Federal Housing Finance Agency. Previously, Bendel worked for Mullin & Lonergan Associates, an affordable housing and community development consulting firm in Philadelphia.

Active in the community, in 2016, Bendel was re-elected commissioner in Mt. Lebanon, PA. He is a board member of the Commonwealth Cornerstone Group, the Housing Alliance of Pennsylvania, the Mt. Lebanon Partnership, and Mt. Lebanon Village, and a member of the Pennsylvania Housing Advisory Committee. He served as chairman of several nonprofit boards, including Residential Resources Inc., Rural Local Initiatives Support Corporation's Pennsylvania steering committee, and the Pittsburgh Partnership for Neighborhood Development. Bendel has an M.S. in public administration from the University of Pittsburgh and a B.S. in business administration from Saint Vincent College in Latrobe, PA.



**Ray Boshara** is an assistant vice president and director of the Center for Household Financial Stability at the Federal Reserve Bank of St. Louis. Before joining the Fed, Boshara was vice president of the New America Foundation (now, New America) where he launched and directed programs promoting asset development, college savings, financial inclusion, and a new social contract. Over the last 20 years, he has advised presidential candidates; the George W. Bush, Clinton, and Obama administrations; and policymakers worldwide. He has testified before the U.S.

Congress, most recently before the Senate Committee on Banking, Housing, and Urban Affairs in 2011. Boshara has written for the *Washington Post*, the *New York Times*, *Atlantic Monthly*, and *Democracy*, and has appeared on National Public Radio, Marketplace, and Bloomberg News. His book, *The Next Progressive Era: A Blueprint for Broad Prosperity*, coauthored with Phillip Longman, was published in 2009 (Polipoint Press). Boshara is a graduate of Ohio State University, Yale Divinity School, and the John F. Kennedy School of Government at Harvard University.



**Xavier ("Xav") de Souza Briggs** is vice president of the Ford Foundation's Economic Opportunity and Markets program, where he leads the foundation's work promoting economic fairness, advancing sustainable development, and building just and inclusive cities. Briggs is also a professor of sociology and urban planning at the Massachusetts Institute of Technology (MIT). Briggs has led groundbreaking research in economic opportunity, democracy and governance, segregation, and racial and ethnic diversity. His books include *The Geography of Opportunity: Race*

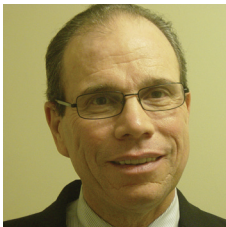
*and Housing Choice in Metropolitan America* (Brookings, 2005), *Democracy as Problem Solving: Civic Capacity in Communities Across the Globe* (MIT Press, 2008), and *Moving to Opportunity: The Story of an American Experiment to Fight Ghetto Poverty* (Oxford University Press, 2010). While on leave from MIT, Briggs was associate director of the White House's Office of Management and Budget. Earlier in his career, he was a community planner, a policy adviser and director at the U.S. Department of Housing and Urban Development, and a faculty member at Harvard University's John F. Kennedy School of Government. Briggs

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has a Ph.D. in sociology and education from Columbia University, an M.P.A. from Harvard University, and an engineering degree from Stanford University.



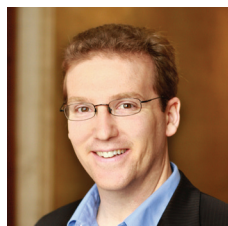
**Leonard Brock** is the director for the Rochester–Monroe Anti-Poverty Initiative at United Way of Greater Rochester. Brock is a certified leadership coach, scholar-practitioner, consultant, business owner, and nonprofit executive. He has extensive experience working with inner-city youth and young adults in nonprofit, government, and collegiate settings. Brock is recognized for his many contributions to the Rochester community with numerous awards and accolades, including *Democrat and Chronicle* Emerging African American Leaders Under 40, Arthur O. Eve Opportunity for Higher Education Program Alumni of the Year Award at the State University of New York College at Brockport, Greater Rochester 40 Under 40 African American Leaders, the New York State's TRIO Achiever award, and the *Rochester Business Journal* Forty Under 40 Award. Brock completed the Leadership Coaching Certificate Program at the University of Rochester and McArdle Ramerman Inc. He has a doctoral degree in executive leadership from St. John Fisher College, and master's and bachelor's degrees from the State University of New York College at Brockport.



**Paul C. Brophy** is a principal with Brophy & Reilly LLC, a consulting firm specializing in inclusive economic development and neighborhood improvement in legacy cities, the management of complex urban redevelopment projects, and the development of mixed-income housing communities. Brophy has been a nonresident senior fellow at the Brookings Institution, a senior advisor to the Center for Community Progress, and a senior scholar at the George Warren Brown School of Social Work at Washington University in St. Louis. He currently is a senior advisor to Enterprise Community Partners and the chair of the Legacy Cities Partnership. Prior to the formation of Brophy & Reilly LLC, Brophy was the co-CEO of Enterprise Community Partners. He also has held executive positions in Pittsburgh city government working on economic development and downtown and neighborhood improvement. Brophy is the coauthor of three books: *Neighborhood Revitalization: Theory and Practice* (Lexington Books, 1975), *Housing and Local Government* (International City Management Association, 1982), and *A Guide to Careers in Community Development* (Island Press, 2001). He has degrees from LaSalle University and the University of Pennsylvania.



**David G. Brown** is president and chief executive officer of the Greater Omaha Chamber. Brown, chamber staff, and volunteers work on behalf of more than 3,100 member businesses. With more than 30 years of experience in economic development and chamber administration, Brown began his career in organizational leadership in Michigan as president of the Monroe County Industrial Development Corporation and director of the Port of Monroe. He then served 10 years in Indiana at the Greater Fort Wayne Chamber of Commerce, first as vice president of economic development and then as president. Then, in South Carolina, he was president and chief executive officer of the Greater Greenville Chamber of Commerce. Brown graduated from Dartmouth College with academic specialties in industrial location and environmental studies. He has completed courses at the National Development Council, the American Management Association, Bell Leadership Academy, and Gallup University.



**Antony Bugg-Levine** is the chief executive officer of Nonprofit Finance Fund, a national nonprofit and financial intermediary that unlocks the potential of mission-driven organizations through tailored investment, strategic advice, and transformational ideas. In this role, he oversees more than \$225 million of investment capital and a national consulting practice, and works with a range of philanthropic, private sector, and government partners to develop and implement innovative approaches to financing social change. He is the coauthor, with Jed Emerson, of *Impact Investing: Transforming How We Make Money While Making a Difference* (Wiley, 2011). Most recently a managing director at the Rockefeller Foundation, Bugg-Levine designed and led the foundation's impact investing initiative. He is the founding board chair of the Global Impact Investing Network and convened the 2007 meeting that coined the phrase "impact investing." A former consultant with McKinsey & Company, he also teaches at Columbia Business School.



**Pete Carlson** is president of Regional Growth Strategies, a consulting firm that helps design and implement strategies to promote regional economic growth and shared prosperity. Carlson has conducted in-depth studies of more than two dozen regions, exploring what's working and what's getting in the way of growing their economies. Recently, he conducted an assessment of the Brookings-Rockefeller Project on State and Metropolitan Innovation and is currently conducting a follow-up study. For the past four years, he has managed a national action-learning network of regional leaders in the forefront of implementing innovative strategies to promote inclusive economic growth as part of the Regional Prosperity Project. Prior to his consulting practice, Carlson served as an advisor to the U.S. Secretary of Labor on strategies for improving the skills of the American workforce. Earlier, he staffed a national commission, cochaired by former labor secretaries Ray Marshall and Bill Brock, that studied the impact of global competition on American industries and American jobs and what it would take to compete successfully in global markets.



**Abby Carr** is a graphic designer at the Thrive Design Studio and Thrive Center. She graduated with a graphic design degree from the Kansas City Art Institute in 2013. Shortly afterward, she accepted a one-year design fellowship position with Thrive and moved to Helena, AR. The year came and went, and then a funny thing happened — she decided she didn't want to leave. Now entering her fourth year with Thrive (and as one of Helena's newest homeowners), Carr is more invested than ever in the power that design has to transform communities and lives by creating smart solutions to complex economic and community development problems.



**Cordell Carter** serves as executive director and chief executive officer of TechTown Foundation, Inc., an operator of technology and arts education centers designed to level the playing field for young innovators. Previously, Carter was chief of staff and director of the United States Programs for the Bill & Melinda Gates Foundation, vice president of operations for the National Alliance for Public Charter Schools, and vice president of public policy for Business Roundtable. Carter has been honored as an Eisenhower Foundation Fellow and a White House Champion of Change for Computer Science Education, and designated as a "40 under 40" by organizations in Washington and Tennessee. He was selected as a Robert Bosch Foundation Fellow for Young American Leaders and as a Broad Foundation Resident in Urban Education. He serves on the board of the United Way of Greater Chattanooga and on the

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Education and Workforce Committee of the Chattanooga Area Chamber of Commerce. Carter has a J.D. from the University of Notre Dame Law School, an M.Sc. from Carnegie Mellon University, and a B.A. from the University of Washington.



**Sean Closkey** is the president of Development Partners by Reinvestment Fund. He joined Reinvestment Fund in 2004 and is responsible for assisting private developers and public sector clients in their efforts to revitalize neighborhood real estate markets. Closkey previously served as the executive director of the New Jersey Housing and Mortgage Finance Agency (NJHMFA). His accomplishments include creating and implementing New Jersey's \$2.5 billion Smart Growth Housing Policy.

Prior to leading the NJHMFA, Closkey was the executive director of St. Joseph's Carpenters Society in Camden, NJ. He has an M.A. in economics from the University of Texas at Austin and a B.S. in finance from Villanova University.



**William Cordery** is a program officer for Strong Local Economies at the Surdna Foundation. In this role, he manages the foundation's national grantmaking strategy to improve job quality and career pathways. Prior to Surdna, Cordery was a program officer for the South at the Marguerite Casey Foundation in Seattle for three years, overseeing the foundation's nearly \$14 million investment in eight southern states. Cordery began fundraising in 2003 as the development director for Project South in Atlanta, where he designed and launched the organization's first national major

donor. As a key member of the national Resource Mobilization Working Group for the first U.S. Social Forum, Cordery designed and helped institute multiple fundraising strategies that raised nearly \$1 million for this historic 2007 grassroots convening. In 2008, he joined Amnesty International USA as the organization's first major gifts officer for the Southern Region. Cordery has a B.S. in business administration in business finance from Xavier University in Cincinnati, OH.



**Colby Dailey** is the managing director of the Build Healthy Places Network, the national platform that connects field leaders at the intersection of community development and health. Previously, she was the director of policy and research for Pacific Community Ventures, where she led a number of large-scale policy initiatives including the Global Learning Exchange, a partnership with the UK Cabinet Office and World Economic Forum that brings together policymakers, investors, and practitioners around impact investing best practices. She was also a program director at Capital

Impact Partners, where she helped lead a national initiative from planning to successful launch and implementation. Dailey has coauthored a number of publications related to scaling social innovation and has presented at conferences across the U.S. and in the UK on community development and social impact. She has a master's degree in public policy from the University of California, Berkeley, and a bachelor's degree in political science from Wheaton College.



**Daniel Davis** is the senior manager of Community Development at the Federal Reserve Bank of St. Louis, where he leads a team that is responsible for promoting community and economic development. The team identifies challenges confronting lower-income communities, fosters collaboration among practitioners and policymakers, and develops resources that improve the economic viability of lower-income households and neighborhoods. Davis also serves as the managing editor of *Bridges*, a quarterly



review of community and economic development issues published by the St. Louis Fed. In addition to his role at the St. Louis Fed, Davis teaches policy coursework to graduate students at Washington University in St. Louis. A native Illinoisan, Davis previously worked for the Illinois Governor's Office and the Illinois Department of Public Health. He has graduate degrees from the London School of Economics and Political Science and Washington University in St. Louis, and an undergraduate degree from Southern Illinois University.



**Eileen Divringi** is a community development research analyst in the Community Development Studies & Education Department of the Federal Reserve Bank of Philadelphia. Prior to joining the Bank, she completed a graduate degree program at the University of Pennsylvania, during which she interned with the Philadelphia Redevelopment Authority and the Opportunity Finance Network. Divringi has a master's degree in city planning from the University of Pennsylvania and a bachelor's degree in political science and environmental studies from the University of Michigan.



**Kathryn Edin** is the Bloomberg Distinguished Professor in the Department of Sociology, Zanvyl Krieger School of Arts and Sciences, and the Department of Population, Family, and Reproductive Health, Bloomberg School of Public Health, at Johns Hopkins University, and faculty director of the 21st Century Cities Initiative. As a leading poverty researcher, Edin works in the domains of welfare and low-wage work, family life, and neighborhood contexts. A qualitative and mixed-methods researcher, she has taken on key mysteries about the urban poor that have not been fully answered by quantitative work: How do single mothers survive on welfare? Why don't more go to work? Why do they end up as single mothers in the first place? Where are the fathers and why do they disengage from their children's lives? How have the lives of single mothers changed as a result of welfare reform? Edin, author of seven books and some 60 journal articles, is a member of the National Academy of Sciences and the Margaret Mead Fellow at the American Academy of Political and Social Sciences. She has a Ph.D. in sociology from Northwestern University.



**Denise Fairchild** is the inaugural president and chief executive officer of Emerald Cities Collaborative (ECC), a national nonprofit organization based in Washington, D.C., with affiliates in major urban centers across the United States. She was recruited in 2010 to launch ECC, a coalition of labor, business, and community-based organizations organized to accelerate the growth and distributive benefits of the emerging green economy. In 1995, Fairchild founded and directed the Community Planning and Economic Development program at Los Angeles Trade-Technical College (LATTC) as well as the Community Development Technologies Center. She also helped launch the Regional Economic Development Institute, an initiative of LATTC to provide inner-city residents with career and technical education for high-growth and high-demand jobs, with a focus on the green economy. Prior to her work at LATTC, Fairchild directed the Los Angeles office of the Local Initiatives Support Corporation, and is credited with raising more than \$100 million in equity, grants, and loans for community-based housing and commercial development projects. Fairchild has a doctorate in urban planning from the University of California, Los Angeles.

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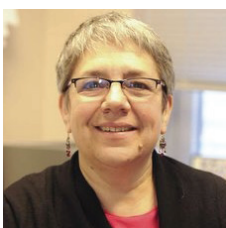
**Ryan Feit** is the chief executive officer and cofounder of SeedInvest, a leading startup investment platform with 20,000 accredited investors that has funded 65 companies. Prior to founding SeedInvest, Feit worked in private equity at Wellspring Capital Management and in investment banking at Lehman Brothers. He was instrumental in the passage of the 2012 Jumpstart Our Business Startups (JOBS) Act, which changed 80-year-old U.S. securities laws to make it possible for entrepreneurs to raise capital over the Internet. Since then, Feit has been highly involved in the implementation of the JOBS Act and frequently serves as a subject matter expert on startup investing and the JOBS Act for the *Wall Street Journal*, the *Economist*, the *New York Times*, the *Washington Post*, CNN, Bloomberg, *Forbes*, *Entrepreneur Magazine*, CNBC, and Fox Business. He also serves as a columnist for *Fortune*, *TheStreet*, and *Inc.* Feit has an M.B.A. in entrepreneurial management from the Wharton School of the University of Pennsylvania.



**Lance Freeman** is a professor of urban planning at Columbia University in New York City. His research focuses on affordable housing, gentrification, ethnic and racial stratification in housing markets, and the relationship between the built environment and well-being. Freeman teaches courses on community development, housing policy, and research methods. He has also taught in the Urban Affairs and Public Policy program at the University of Delaware. Prior to this, he worked as a researcher at Mathematica Policy Research, a leading social policy research firm in Washington, D.C. Freeman has published several articles in journals on issues related to neighborhood change, urban poverty, housing policy, urban sprawl, the relationship between the built environment and public health, and residential segregation. He is also the author of the book *There Goes the 'Hood: Views of Gentrification from the Ground Up* (Temple University Press, 2006). He has a Ph.D. and a master's degree in city and regional planning from the University of North Carolina at Chapel Hill.



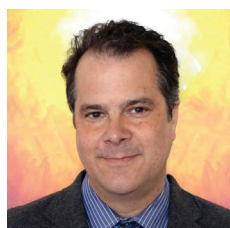
**John A. Fry**, appointed in 2010 as Drexel University's 14th president, has served higher education his entire professional life. He is also the president of the Drexel University College of Medicine and Drexel e-Learning. Fry came to Drexel from Franklin & Marshall College, where he was president starting in 2002. From 1995 to 2002, he was executive vice president of the University of Pennsylvania, where he developed and implemented Penn's Agenda for Excellence. He also built a coalition of nonprofit, business, neighborhood, and governmental organizations in support of a multipronged strategy to address the key challenges facing the University City neighborhood in West Philadelphia. In 2014, Fry began a three-year term as a member of the board of directors of the American Council on Education. He is also a 2016 member of the Economic and Community Advisory Council of the Federal Reserve Bank of Philadelphia. He has a master's degree in business administration from the New York University Stern School of Business and a bachelor's degree from Lafayette College.



**Eva Gladstein** is the deputy managing director of health and human services for the City of Philadelphia. She is responsible for the oversight of five city departments, including the Department of Behavioral Health and Intellectual disability Services, the Department of Human Services, the Department of Public Health, the Office of Supportive Housing, and the Mayor's Office of Community Empowerment and Opportunity (CEO). Prior to her current role, she was the executive director of the CEO, where she used a collective impact approach to develop and implement Shared



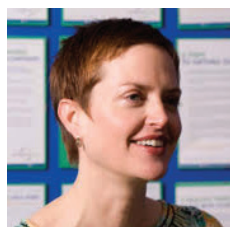
Prosperity Philadelphia, a nationally recognized plan to address poverty. Since 1998, Gladstein has held a variety of leadership positions within city government: executive director of the Philadelphia Zoning Code Commission, director of the Neighborhood Transformation Initiative for former Mayor John F. Street, and executive director of the Philadelphia Empowerment Zone under former mayors Street and Edward G. Rendell. Gladstein began her career in the mid-1970s, cofounding and directing several nonprofit organizations. She is also active on the boards of a variety of community associations.



**Peter Gonzales** is the president and chief executive officer of the Welcoming Center for New Pennsylvanians, a private nonprofit organization whose mission is to accelerate immigrant integration and economic advancement through education, training, employment, and entrepreneurship. Over the past 25 years, Gonzales has worked as an educator, attorney, and community development professional in the United States, Poland, and South Korea, helping individuals overcome barriers. By focusing on immigrants as assets in his current position, Gonzales helps leaders in the public and private sectors harness the skills and energy newcomers bring to the United States while shaping the emerging field of immigrant integration as a regional economic growth strategy.



**José González** is the cofounder of Conexión Américas in Nashville, TN. Conexión Américas is a nonprofit agency founded in 2002 with the mission of helping Latino immigrant families realize their aspirations for economic and social advancement. At Conexión Américas, González has been responsible for launching several valuable initiatives — a homeownership program, an entrepreneurship course for Latino immigrants, and a financial literacy curriculum. Most recently, he was instrumental in bringing the vision of Casa Azafrán, a nonprofit collaborative serving the new American community in Nashville, to fruition. González is also an instructor of entrepreneurship and management at Belmont University in Nashville. He is particularly interested in social entrepreneurship and the intersection between economic development and entrepreneurship. Actively involved in Nashville's civic community, he currently serves on the board of Sister Cities of Nashville, the Community Foundation of Middle Tennessee, the Center for Business Ethics at Belmont University, the Mayor's New Americans Advisory Council, and the Nashville Entrepreneur Center.



**Mae Watson Grote** is the founder and chief executive officer of The Financial Clinic ("the Clinic"). In founding the Clinic, Grote established one of the nation's first nonprofits dedicated to building financial security through an integrated approach, including direct services, new tools and strategies for practitioners, and large-scale solutions to advance lasting change. Nationally, she is a respected speaker on issues of workforce development, income inequality, and financial mobility, and she is frequently sought to participate in panels and conferences throughout the country. Previously, Grote was a senior labor market policy analyst with Public/Private Ventures, a national nonprofit research and policy organization. Among her publications, *Unrealized Gains: How Workforce Organizations Can Put Money in the Pockets of Low-Wage Workers* examines how nonprofit organizations address their constituents' financial security within the fabric of their preexisting services. She has a J.D. from the City University of New York School of Law and a B.A. from Rutgers University.

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**Rob Grunewald** is an economist with the Federal Reserve Bank of Minneapolis. Grunewald conducts research on community development and regional economic issues. He coauthored “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 has a master’s degree in applied economics from the University of Minnesota and a bachelor’s degree in economics and religion from St. Olaf College.



**Heidi Hagel Braid** joined First Children’s Finance as the regional director of the Minnesota, North & South Dakota Regional Office in 2012, bringing more than 15 years of nonprofit experience and a strong history in nonprofit consulting, assessment, collaboration, and project management. Hagel Braid was the executive director of the Family Child Development Center for five years, where she gained recognition for developing entrepreneurial nonprofit programming. In 2013, she led the launch of the >MN Project, an innovative effort linking rural economic development and quality child care. She has also led the development of national child care business analysis tools that assess the financial operations of family child care businesses. Hagel Braid studied local and urban affairs at St. Cloud State University and completed her National Director Credential in 2010.



**Patrick T. Harker** is the 11th president and chief executive officer of the Federal Reserve Bank of Philadelphia. In this role, he participates on the Federal Open Market Committee. Previously, Harker was the 26th president of the University of Delaware, where he was also a professor of business administration and a professor of civil and environmental engineering. Before joining the University of Delaware, Harker was dean and Reliance Professor of Management and Private Enterprise at the Wharton School of the University of Pennsylvania. Prior to that, he was the Wharton School’s interim dean and deputy dean and chair of its operations and information management department. Harker is a fellow of the Institute for Operations Research and the Management Sciences and a charter fellow of the National Academy of Inventors. He was named a White House fellow by President George H.W. Bush in 1991 and served as a special assistant to FBI Director William S. Sessions from 1991 to 1992. Harker has a Ph.D. in civil and urban engineering, an M.A. in economics, and an M.S.E. and a B.S.E. in civil engineering, all from the University of Pennsylvania.



**Eva Hassett** has been the executive director of the International Institute of Buffalo (IIB) since August 2009. IIB’s mission is to make Western New York a better place for, and because of, refugees and immigrants. IIB services include refugee resettlement, integration, and refugee community leadership development; refugee and immigrant employment; support for survivors of domestic violence and human trafficking; interpretation and translation services and language access advocacy; cultural competency consulting; global education; and hosting for international visitors and foreign policy programs. Hassett has extensive experience as a senior executive in the public, private, and nonprofit sectors. Before her arrival at IIB, she served for 12 years in various roles in the City of Buffalo



government and also worked in real estate development. Hassett, who is active in many community causes, was named one of Western New York's Power 100 by *Business First* in 2015. Hassett has an M.B.A. from Yale University and a B.A. from Harvard University.



**Deborah L. Hayes** is the senior vice president of Corporate Affairs at the Federal Reserve Bank of Philadelphia. Hayes, who joined the Bank in January 2016, oversees the Public Affairs, Financial Institutions Relations, and Community Development Studies & Education departments. She also directs the Bank's outreach efforts and manages the Bank's Economic and Community Advisory Council. Her previous roles included vice president of communications and public affairs for the University of Delaware, managing director of communications for the Pew Charitable Trusts, founding partner and president of media strategies for Westhill Partners, communications lead for Oprah Winfrey/Harpo Productions in Chicago, and a senior position at MTV Networks in New York City. Hayes has also provided communications counsel on Capitol Hill and has served as press secretary for Congressman Richard Gephardt. Hayes is a board member of the Monell Chemical Senses Center. She was also selected to serve as a regional judge for the White House Fellows Program in 2011. Hayes has a B.A. in English literature from Tennessee State University.



**Ken Hays** is the president and chief executive officer of the nonprofit Enterprise Center. In this role, Hays spearheaded the development of the Gig City economic strategy that integrates Chattanooga's digital resources with a burgeoning innovation and entrepreneurship agenda. Hays began his career in the Carter White House, where he was assistant chief of protocol. He then was a finance director for the Democratic National Committee, executive vice president for Solomon Development in Nashville, a partner in the development firm Leonard Kinsey & Associates in Chattanooga, and chief of staff for Mayor Jon Kinsey of Chattanooga. In 2000, Hays was named president of the River City Company, Chattanooga's nonprofit downtown development company. In 2005, he reunited with former partners Ben Probasco and Jon Kinsey to form the firm KPH. KPH developed River Pier Landing, a mixed-use development of condominiums, parking, and retail on the Chattanooga riverfront. Hays attended Auburn University and George Washington University, majoring in public affairs.

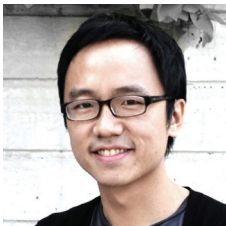


**Jared Hecht** is a cofounder and chief executive officer at Fundera, an online marketplace that matches small business owners to the best possible lender. He started Fundera after his cousin experienced frustration and lack of transparency when applying for a small business loan. Previously, Hecht cofounded GroupMe, a group messaging service that was acquired by Skype in August 2011, which was subsequently acquired by Microsoft in October 2011. Prior to GroupMe, he led business development at Tumblr, where he focused on international expansion and strategic partnerships. Hecht currently serves on the advisory board of the Columbia University Entrepreneurs Organization, and is an investor in startups such as TransferWise, Sweetgreen, and Flatiron Health. Hecht has a B.A. in political science from Columbia University, where he served as the publisher and managing director of *Inside New York*.

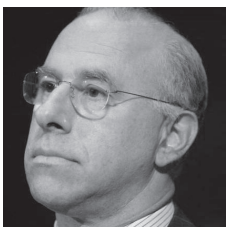
## Speakers' Bios



**Michelle Henry** is vice president and senior philanthropy manager at JP Morgan Chase & Co. In this position, she manages New Skills at Work, the firm's \$250 million workforce readiness initiative that seeks to address the skills gap that exists in many industries. Previously, she was vice president of Workforce Services at MAXIMUS, where she oversaw employment contracts with the New York City Human Resources Administration and scouted out new business development opportunities. Henry also led operational and expansion efforts of a national benefits access initiative at a large economic development nonprofit organization and held various management positions at the Center for Alternative Sentencing and Employment Services. Since 2004, Henry has served as a board member for the Center for Community Alternatives, whose mission is to promote reintegrative justice and a reduced reliance on incarceration. She has an M.P.A. from the Robert F. Wagner Graduate School of Public Service at New York University and a bachelor's degree in criminal justice from the University of Maryland, College Park.



**Eric Ho** is the founder of MILES.CITY, a civic startup that opens storefronts to possibilities by activating urban neighborhoods for pop-up entrepreneurship. MILES has been creatively using and sharing storefront spaces to lower the entry barrier to commercial real estate for entrepreneurs, creatives, and the community. Ho has been leading the development of MILES into an innovative practice that operates between real estate, design, and social entrepreneurship. He has been invited to speak at various panels and events, including the Harvard Innovation Lab, Northside Innovation Expo, Municipal Arts Society Summit, Awesome Summit, Columbia University Studio-X, and TEDxDumbo. He is on the judging committee for Harvard University's annual Deans' Cultural Entrepreneurship Challenge. His work has been published in various media, including the *New York Times*, *Huffington Post*, *Fast Company*, *GOOD Magazine*, and PSFK. Ho is also the cofounder and director of Architecture Commons, a design practice that advocates design for the masses. Ho has a master's degree in architecture from the Harvard Graduate School of Design and a bachelor's degree from the University of Pennsylvania.



**Harry J. Holzer** is the John LaFarge Jr. SJ Professor of Public Policy at Georgetown University and an institute fellow at the American Institute for Research in Washington, D.C. He is a former chief economist for the U.S. Department of Labor and a former professor of economics at Michigan State University. Holzer is also a nonresident senior fellow at Brookings, a research affiliate of the Institute for Research on Poverty at the University of Wisconsin–Madison, an affiliated scholar with the Urban Institute, and a member of the editorial board at the *Journal of Policy Analysis and Management*. He is a member of the board of directors for the Economic Mobility Corporation and the National Skills Coalition. Holzer has authored or edited 12 books and several dozen journal articles, mostly on disadvantaged American workers and their employers, as well as on education and workforce issues and labor market policy. He has a Ph.D. in economics from Harvard and an A.B. from Harvard University.



**Jessica Ice** is a market analyst for JumpStart Inc., an organization dedicated to growing the entrepreneurial ecosystem in Northeast Ohio. At JumpStart, Ice coordinates the biannual entrepreneurial survey and supports the organization's mission by providing data-driven evaluations of ongoing initiatives. Prior to JumpStart, she was a senior research analyst in the External Outreach and Regional Analytics Department at the Federal Reserve Bank of Cleveland. She has organized several innovation roundtables with business leaders, workforce development professionals, and financiers to help gauge opportunities and threats to growth in Northeast Ohio. Ice has an M.A. in management and economics from the University of Zurich and a bachelor's degree in international politics and history from Jacobs University Bremen.



**Ellen Janes** is the executive director of Central Baltimore Partnership. She began her career in Baltimore at the Neighborhood Design Center, where she was executive director from 1989 to 1995. She next served as the first assistant secretary for Neighborhood Revitalization in the Maryland Department of Housing and Community Development under Governor Parris Glendening. In 2003, Janes joined U.S. Senator Barbara Mikulski's office, where she supervised a staff of 20 in five regional offices. In 2008, she moved to the Federal Reserve Bank of Richmond's Baltimore branch. Among her achievements there were Redefining Rust Belt, a two-year series of video conference discussions involving community leaders from Baltimore, Cleveland, Detroit, and Philadelphia that she conceived and directed, and the Maryland Community Development Financial Institutions Roundtable, which she launched in partnership with the Annie E. Casey Foundation and the Opportunity Finance Network. Her work has been recognized by 1000 Friends of Maryland, the Maryland Sustainable Growth Commission, and the Citizens Planning and Housing Association.



**Laura J. Johns** is a managing partner of Propulsion Squared, a private consulting company focused on early education system reform. Her current domestic and global work addresses access to quality education programs, use of rating systems to increase quality in early education, holistic child development, cultural competency, family engagement, equity, and intentional teaching practices to support children at three interactional levels — families, schools, and communities. Previously, Johns was the Early Education Empowerment Zone (E<sup>3</sup>Z) system architect and the director of quality initiatives at the Georgia Department of Early Care and Learning. Past leadership roles have included president of the Georgia Association on Young Children and chair of the affiliate board for the National Association for the Education of Young Children. Johns is also an adjunct instructor at Georgia State University and is working with ICF International to support the development and enhancement of innovative, research-based solutions and systems that promote progress toward the Office of Child Care, state, and territory Child Care and Development Fund Plan goals.

## Speakers' Bios



**Paul Kaboth** is vice president and community affairs officer in the Community Development Department of the Federal Reserve Bank of Cleveland. His responsibilities include strategic oversight of the department's work on a range of consumer credit, community reinvestment, and asset-building issues with the Bank's Research, Policy, and Supervision and Regulation departments and with other Federal Reserve offices. He also directs research, outreach, and public programs that promote fair and equal access to credit in the Fourth Federal Reserve District.

(The Fourth District includes Ohio, western Pennsylvania, eastern Kentucky, and the northern panhandle of West Virginia.) Kaboth began his career with the Cleveland Reserve Bank in 1986 in the Supervision and Regulation Department, where he has held positions of increasing responsibility. While serving in Supervision and Regulation, Kaboth had extensive experience in the areas of financial soundness, credit, markets and liquidity, operations, and corporate compliance. He was appointed to his current position in July 2011. Kaboth has a bachelor's degree in business administration from Miami University in Oxford, OH.



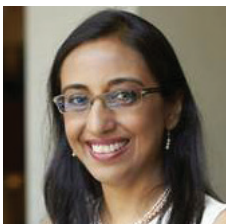
**David Dyssegaard Kallick** is a senior fellow at the Fiscal Policy Institute, where he also directs the institute's Immigration Research Initiative. He is the author of the report "Bringing Vitality to Main Street: How Immigrant Small Businesses Help Local Economies Grow," which includes a focus on the role of immigrants in the revitalization of Philadelphia. He has written numerous reports and articles on immigration, and has also published widely on globalization, the Danish economic model, Social Security, and rebuilding New York after September 11. Prior to his work

with the Fiscal Policy Institute, Kallick was a senior fellow at the Preamble Center and before that spent eight years as editor of *Social Policy*. Kallick is a graduate of Yale University.



**Lamia Kamal-Chaoui** is a senior advisor to Angel Gurría, secretary-general of the Organisation for Economic Co-operation and Development (OECD). Kamal-Chaoui is also the coordinator of the OECD's Inclusive Growth in Cities Initiative, an organizational response to the twin global challenge of reducing inequalities and raising long-term growth trends. In addition, she leads OECD corporate collaboration with nonpublic stakeholders, including philanthropic foundations, and manages the OECD Knowledge Sharing Alliance. Previously, she was the head

of the Urban Programme for more than 10 years, advising national and local governments on issues related to governance, social inclusion, climate change, and green growth. In 2006, she launched the OECD Roundtable for Mayors and Ministers, which today provides a unique forum for the policy dialogue on global sustainability issues involving local and national political leaders. Kamal-Chaoui is also a member of several international committees and advisory boards and is a graduate school professor. She teaches about climate change and large cities at Sciences Po in Paris.



**Alya Kayal** is the director of Policy and Programs at US SIF: Forum for Sustainable and Responsible Investment. Her responsibilities include interacting with congressional offices, regulatory agencies, and other organizations working on key policy priorities for US SIF. She is also involved in all US SIF program activities, including courses, the annual conference, and working group activities. Previously, Kayal managed corporate sustainability research and analysis at Calvert Investments, Inc.; served on



the steering committee of the International Working Group of US SIF; and was a member of the stakeholder council of the Global Reporting Initiative and of the investment subcommittee of the Advisory Committee on International Economic Policy. She also worked at the U.S. Department of Labor on an international child labor report and for the U.S. Information Agency and the Soros Foundation on a special project on the status of independent media in Eastern Europe and the states of the former Soviet Union. Kayal has a J.D. from the University of Minnesota Law School and a B.A. in sociology and international communications from Rutgers University.



**James Kenney** is the 99th mayor of the City of Philadelphia. In his inaugural address, he laid out a vision for an accessible, accountable government that works for everyone in every neighborhood. To make that vision a reality, Kenney is committed to expanding access to quality pre-K programs for high-need children, implementing the community school model in Philadelphia, eliminating unconstitutional stop and frisk actions, and investing in the city's commercial corridors. Previously, he served in Philadelphia City Council as a Democratic councilman at-large. There, he stood up for Philadelphia's working families — fighting for a real living wage, increased funding for public education, and community policing measures. He also led the way on broader protections for LGBTQ Philadelphians, marijuana decriminalization, and a more sensible immigration policy by ending U.S. Immigration and Customs Enforcement holds that tear families apart. A lifelong city resident, Kenney grew up in a South Philadelphia neighborhood. He has a degree from La Salle University.



**Alicia E. M. Kitsuse** is the program officer at the Charles Stewart Mott Foundation. She joined the foundation in 2010, assuming responsibility for the Flint Area team's Restoring Community Vitality portfolio, which focuses on stimulating growth and revitalization in Flint through regional economic development, downtown reinvestment, support for neighborhoods, and entrepreneurship. She is a member of the Funders' Network for Smart Growth and Livable Communities, for which she cochairs the Smaller Legacy Cities working group. Kitsuse has doctoral and master's degrees in urban planning from the University of Southern California (USC) and a bachelor's degree from Smith College. While earning her graduate degrees, she worked as a research associate and program manager for the Civic Engagement Initiative at the USC School of Policy, Planning, and Development (now the Sol Price School of Public Policy). Between her undergraduate and graduate studies, she worked in New York City as an editor at *Across the Board* magazine, published by the Conference Board.



**Tamar Kotelchuck** is the director of Working Cities Challenge for the Federal Reserve Bank of Boston. The goal of Working Cities Initiatives is to support economic growth, collaborative leadership, and opportunity for low-income people in New England's smaller industrial cities. Prior to joining the Federal Reserve Bank in 2012, Kotelchuck spent more than 15 years as a community development practitioner. She helped to found one of Massachusetts' leading community development corporations and served as its first director of operations. During her time there, she led the redevelopment of a number of historic buildings for residential, community, and commercial purposes as well as a neighborhood park, representing more than \$40 million in investment. She also served as a director of policy and neighborhood planning, cochaired the Massachusetts Association of Community Development Corporations Public Policy Committee, and held leadership posts in other statewide efforts. Kotelchuck has a master's degree in city planning from the Massachusetts Institute of Technology. Prior

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to receiving her degree, she worked for four years with the nation's largest community development intermediary, the Local Initiatives Support Corporation.



**Claire Kramer Mills** is an assistant vice president and the community affairs officer at the Federal Reserve Bank of New York. She leads the New York Fed's analytic work on community development issues, with a focus on consumer and small business finances. In 2010, she spearheaded an effort to gather intelligence on small businesses financing, leading to the creation of the Fed's *Small Business Credit Survey* — a partnership of 11 Federal Reserve Banks. Prior to joining the New York Fed in 2009, Kramer Mills worked in the Financial Services Practice of CEB, a research and strategy

firm in Washington, D.C., that serves Fortune 500 companies. Kramer Mills has a Ph.D. in political science from Duke University and graduated summa cum laude with a bachelor's degree in government from Franklin & Marshall College. Her graduate research focused on international trade and competitiveness.



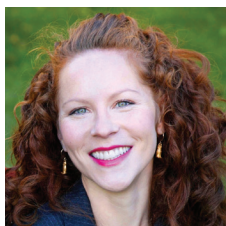
**Will Lambe** is the senior community and economic development adviser at the Federal Reserve Bank of Atlanta. He specializes in community development finance and has written and spoken on topics ranging from rural development finance, public-private partnerships, tax credit finance, the Community Reinvestment Act, and the EB-5 Immigrant Investor Program. Prior to joining the Atlanta Fed, Lambe was director of community and economic development programming at the University of North Carolina at Chapel Hill School of

Government, where he carried out research and advised local governments on public-private partnerships to attract private investment into distressed real estate. He has published numerous articles and the book *Small Towns, Big Ideas: Case Studies in Small Town Community Economic Development*. In 2015, Lambe was awarded an Eisenhower Fellowship to travel and study public-private finance in China. He is a member of the Urban Land Institute Atlanta's Center for Leadership class of 2016. Lambe has a master's degree from the Sanford School of Public Policy at Duke University and bachelor's degree from the University of Colorado at Boulder.

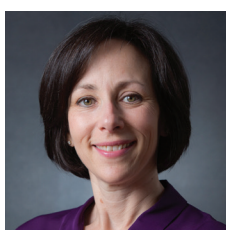


**Mary M. Lee** is a deputy director at PolicyLink, a national advocacy organization working to advance racial equity and social justice. Lee helps guide the PolicyLink Center for Health Equity and Place, providing research, strategic planning, technical assistance, and training to public and private agencies collaborating to build healthy communities. Lee is a practicing attorney with 30 years of experience using civil rights, land use, and economic development strategies to revitalize neighborhoods and enhance public participation in the policy arena. She began her legal career at

the Legal Aid Foundation of Los Angeles (LAFLA) and then joined the Western Center on Law & Poverty. She returned to LAFLA as managing attorney of the South Central Los Angeles office and later maintained a private practice. Lee is a member of the Los Angeles Food Policy Council and a board member of the Community Coalition. She was recently appointed to the Los Angeles County Community Prevention and Population Health Task Force. Lee is a graduate of the University of California, Berkeley, School of Law and Pitzer College in Claremont, CA.



**Hallie Lienhardt** is the outreach specialist for the Center for Financial Security at the University of Wisconsin–Madison. In this capacity, she concentrates on research dissemination and public outreach with a special focus on financial coaching. Production of webinars, creation of publications and content for of websites, and social media distribution are just some of the forms of outreach under Lienhardt’s direction. After completing graduate school, she moved to Honolulu, HI, where she worked to develop a foreclosure prevention housing counseling program at a statewide nonprofit organization. Lienhardt continued her work as a practitioner in housing counseling in Minneapolis, where she dedicated much of her time to housing policy and advocacy. Lienhardt has a master’s degree from the University of Wisconsin–Madison in urban and regional planning with a special concentration in community development and housing.

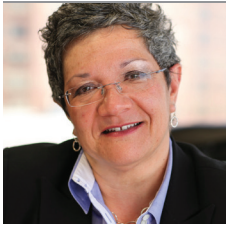


**Stacy Tessler Lindau, MD, MAPP**, is an associate professor of obstetrics/gynecology and medicine-geriatrics and is an active member of the Comprehensive Cancer Center and the MacLean Center for Clinical Medical Ethics at the University of Chicago Medicine. She is the director of the South Side Health and Vitality Studies program at the University of Chicago Urban Health Initiative, which works to create and spread knowledge that people and communities can use to sustain excellent health and vitality. Lindau, a practicing gynecologist and director of the Program in Integrative Sexual Medicine for Women and Girls with Cancer, was the founding chair of the Scientific Network on Female Sexual Health and Cancer. Lindau is a graduate of the University of Michigan (political science and education), Bryn Mawr College (post-baccalaureate premedical program), the Warren Alpert Medical School of Brown University, Northwestern University (ob/gyn residency), and the University of Chicago Harris School of Public Policy Studies (master’s degree).



**Dennis P. Lockhart** is the 14th president and chief executive officer of the Federal Reserve Bank of Atlanta. In this role, he is responsible for all the Bank’s activities, including monetary policy, bank supervision and regulation, and payment services, and serves on the Federal Open Market Committee. Previously, Lockhart served on the faculty of Georgetown University’s Edmund A. Walsh School of Foreign Service, as chairman of the Small Enterprise Assistance Funds, as managing partner at Zephyr Management LP, and as president of Heller International Group at Heller Financial. He is a director of the Metro Atlanta Chamber and the Commerce Club and past chair of the World Affairs Council of Atlanta, the Midtown Alliance, and the Carter Center’s Board of Councilors. He is a trustee of the Georgia Research Alliance and a member of the advisory board of the Andrew Young School of Policy Studies at Georgia State University. Lockhart has a master’s degree in international economics and American foreign policy from the Johns Hopkins University School of Advanced International Studies and a B.A. in political science and economics from Stanford University. He attended the Senior Executive Program at the MIT Sloan School of Management and received an honorary doctoral degree from Georgia State.

## Speakers' Bios



**Mercedes Márquez** is a strategic implementation consultant at Marquez Community Strategy. She is an experienced practitioner, strategist, and innovator with more than 30 years of leadership and public service in housing and economic development, community advocacy, city management, and executive coaching. Márquez, who is adept at both crafting a vision and executing it to create effective social change, has served in local government as deputy mayor for housing and as general manager of the Housing Department in Los Angeles and in federal government as assistant secretary for community planning and development at the U.S. Department of Housing and Urban Development. She has also served as a civil rights advocate working in real estate development. At times, Márquez has overseen more than 800 employees and managed more than \$50 billion in funds.



**Michel Martin** is a journalist and correspondent with National Public Radio (NPR) and the weekend host of *All Things Considered*. Martin came to NPR in 2006 and launched *Tell Me More*, a daily news and talk show that aired nationwide from 2007 to 2014. Martin, who has spent more than 25 years as a journalist, joined NPR from ABC News, where she worked since 1992. She served as correspondent for *Nightline* from 1996 to 2006, reported for the ABC newsmagazine *Day One*, and was a regular panelist on *This Week with George Stephanopoulos*. Before joining ABC, she covered state and local politics for the *Washington Post* and national politics and policy at the *Wall Street Journal*, where she was White House correspondent. Martin has received numerous honors and awards, including the Candace Women of Achievement Award for Communications from the National Coalition of 100 Black Women, the Joan S. Barone Award for Excellence in Washington-based National Affairs/Public Policy Broadcasting from the Radio and Television Correspondents' Association, and a 2002 Silver Gavel Award from the American Bar Association. She has also won an Emmy and received three additional Emmy nominations. Martin has an M.A. from the Wesley Theological Seminary and graduated cum laude from Radcliffe College at Harvard University. (Photo credit: Stephen Voss/NPR)



**Loretta J. Mester** is president and chief executive officer of the Federal Reserve Bank of Cleveland, where she participates in the formulation of U.S. monetary policy and oversees 950 employees who conduct economic research, supervise banking institutions, and provide payment services to commercial banks and the U.S. government. Previously, Mester was executive vice president and director of research at the Federal Reserve Bank of Philadelphia. She is an adjunct professor of finance at the Wharton School of the University of Pennsylvania and is a fellow at the Wharton Financial Institutions Center. Mester, who has published numerous journal articles, is the managing editor of the *International Journal of Central Banking*, co-editor of the *Journal of Financial Services Research*, and an associate editor of several other academic journals. Mester is a director of the Greater Cleveland Partnership, a trustee of the Cleveland Clinic, a trustee of the Musical Arts Association, a founding director of the Financial Intermediation Research Society, and a member of the advisory board of the Financial Intermediation Network of European Studies. She has a Ph.D. and an M.A. in economics from Princeton University, and a B.A. in mathematics and economics from Barnard College of Columbia University.



**Dan Moulthrop** is the chief executive officer of the City Club of Cleveland, one of the nation's great free speech forums. Moulthrop was also a cofounder of the Civic Commons, a Knight Foundation project that created a social media environment designed for civil civic dialogue. Prior to that, he was the host of the public radio program *Sound of Ideas* on 90.3 WCPN ideastream. Moulthrop serves on the board of the Teacher Salary Project and on the advisory boards of Facing History New Tech High School and Borderlight. He was also a member of the Leadership Cleveland Class of 2014. Moulthrop is co-author, with Dave Eggers and Ninive Clements Calegari, of *Teachers Have It Easy: The Big Sacrifices and Small Salaries of America's Teachers* (New Press, 2005), which was the basis for the 2011 documentary "American Teacher." He is an award-winning local public radio host, a former high school teacher, and a graduate of the Graduate School of Journalism of the University of California, Berkeley.



**Tyler Norris** is an entrepreneur and founder of more than a dozen businesses and social ventures. His service in the public, private, and nonprofit sectors has focused on population health, community vitality, and equitable prosperity. Currently, he is vice president of Total Health Partnerships at Kaiser Permanente, where he leads "anchor institution" strategies, applying all assets to measurably improve population health and community well-being. Norris is a trustee of Naropa University and also serves on advisory bodies for the Convergence Partnership, Transportation for America, Active Living by Design, and the Samueli Institute. As an early leader in the healthy/sustainable communities movement, Norris has worked in more than 400 communities and with scores of organizations in the U.S. and globally. Previously, he was chair of IP3, which powers [www.CommunityCommons.org](http://www.CommunityCommons.org) and other platforms; chief executive officer of Community Initiatives, Inc.; and chair of the Kellogg Foundation's Leadership Alliance. He completed Harvard Business School's Executive Program, and has a master of divinity degree from Naropa University and B.A. in world political economy from the Colorado College.

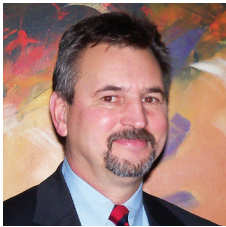


**Kendall Pelling** is the director of land recycling at East Liberty Development, Inc. Over the past 14 years, Pelling has led the planning and implementation of a comprehensive residential development strategy for the distressed urban neighborhood of East Liberty in Pittsburgh. This process has included the acquisition of all vacant abandoned properties and interventions in the foreclosure markets and substandard rental housing market. Large-scale development of affordable and market rate housing is now underway, and a third of all the rental housing in the neighborhood is protected as long-term affordable housing. The real estate-based crime strategy has reduced crime by 49 percent, eliminating major urban crime hotspots and transforming public safety. These interventions have caused home values to rise, giving low-income homeowners equity in their homes and real generational wealth. Pelling is an expert in public and nonprofit systems for recycling vacant and abandoned properties, and has served on numerous taskforces at the local and state levels. Pelling has degrees in public policy and management from the University of Southern California and Carnegie Mellon University, and is a graduate of the Coro Fellows program in Public Affairs.

## Speakers' Bios



**Maria Peña** is LIFT's inaugural president. She joined LIFT two years ago as chief program officer. Before joining LIFT, she served as the global head of economic development at Vital Voices, an international nongovernmental organization founded in 1997 by Hillary Clinton and Madeleine Albright to identify and invest in women leaders around the world. Prior to that, she served as the Americas leader of entrepreneurship at Ernst & Young. A sought-after speaker and lecturer on poverty, economic development, and women's issues, Peña and her work have been featured in *Forbes*, the *Wall Street Journal*, the *Harvard Business Review*, and the *Stanford Social Innovation Review*, and at the World Economic Forum in Davos. She has also served in several policy advisory roles, including as a delegate to the Asia-Pacific Economic Cooperation forum on women and the U.S. Department of State's Advisory Committee on International Economic Policy. Peña graduated from the University of Pennsylvania with a degree in economics.



**Philip A. Peterson**, principal at KidSucceed LLC, specializes in early childhood pay for success (PFS) strategies using social impact financing. He advises states and local jurisdictions on how to develop PFS projects in early childhood education, parental/family education for young children, and pre- and postnatal home visiting. During a 38-year career in human resource and employee benefit consulting, he managed various practices and offices for Aon Hewitt. Most recently, he was a deputy director with ReadyNation, providing PFS advisory services to jurisdictions. He has testified before the House Education Committee of the Pennsylvania House of Representatives on the importance of child care to the business community, and has served on the board of the Economy League of Greater Philadelphia and on the state board of the Pennsylvania Economy League. Peterson joined and cochaired the Pennsylvania Early Learning Investment Commission in 2008, and was the cochair of the advisory board of ReadyNation. He continues to serve as senior advisor to ReadyNation on PFS issues. Peterson has a B.S. in mathematics from Dickinson College.



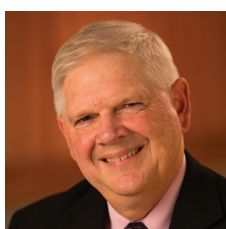
**Melinda Pollack** is a vice president at Enterprise Community Partners, Inc. She oversees Enterprise's national initiatives dedicated to providing affordable, green, and service-enriched housing for seniors and formerly homeless populations. She joined the staff in 2007 to focus on transit-oriented development (TOD) financing solutions and policy efforts for the Denver region. Through this effort, she guided the creation of the Denver TOD Fund, a \$15 million tool for preservation and land acquisition. She also led Enterprise's local policy efforts, including the creation of a transit agency policy encouraging consideration of affordable housing, and staffed Enterprise's joint initiative with the Urban Land Institute. Prior to joining Enterprise, Pollack was vice president for strategic initiatives at Mercy Housing, providing consulting services related to affordable housing for health-care systems and religious communities and leading Mercy's preservation activities. Pollack has an M.P.A. from the University of Colorado and a B.A. in communications and human services from George Washington University.



**Kojo A. Quartey** has been the fifth president of Monroe County Community College (MCCC) since 2013. He has led numerous initiatives and projects to ensure MCCC constantly adapts to changing needs and continues its record of excellence and service. Prior to joining MCCC, Quartey was provost of the City Colleges of Chicago, dean of the College of Business at Davenport University, dean of the Division of Business and Administration at Talladega College, dean of the College of Business and Professional Studies at Lincoln University (Missouri), and vice president for institutional advancement and executive director of the Lincoln University Foundation. He has also served on several boards, consulted on international projects, published a book and several book chapters, and written numerous publications on international and economic development. Quartey has a doctoral degree in applied economics from Mississippi State University, and a master's degree in economics and a bachelor's degree in accounting from Morgan State University. He has completed postdoctoral work in finance and leadership.



**José Quiñonez** is the founding chief executive officer of Mission Asset Fund (MAF). Under his leadership and vision, the organization has become an award-winning nonprofit and an innovative nationwide model for integrating financially excluded, low-income communities into the financial mainstream. In 2014, Governor Jerry Brown of California enacted legislation recognizing MAF's Lending Circles program, making that state the first to recognize credit building and lending circles as a force for good. Quiñonez was appointed by the director of the Consumer Financial Protection Bureau as the inaugural chair of the Consumer Advisory Board, was elected an Ashoka fellow, received a James Irvine Foundation Leadership Award, was awarded the Aspen Institute Fellowship for Emerging Nonprofit Leaders, and received the Woodrow Wilson School Distinguished Alumni Award. A former legislative assistant for Congressman Ruben Hinojosa and a nonprofit lobbyist in Washington, D.C., Quiñonez advocated for federal policy change regarding immigration, hunger, and welfare reform. He graduated from Princeton University's Woodrow Wilson School and the University of California, Davis.



**H. Jeffrey Rafn** is the president of Northeast Wisconsin Technical College. Under his leadership, enrollment at the 100-year-old college has nearly doubled. The college also has been recognized as an Achieving the Dream Leader College for student success initiatives and has received numerous regional and national awards. Rafn was instrumental in the development of the NEW [Northeast Wisconsin] Manufacturing Alliance, representing one of the most productive manufacturing regions in the U.S. Rafn came to the college in 1997 from New Hampshire, where he had been state commissioner of the New Hampshire Community Technical Colleges system. For 18 years, he was an administrator and educator in Massachusetts and New Hampshire before moving to northeast Wisconsin. Rafn has been active in regional and national organizations that promote educational excellence, economic development, and community well-being. He serves on the executive committees of About Brown County, Partners in Education, Northeast Wisconsin Educational Resource Alliance, Community Colleges for International Development, and the Workforce Development Commission of the American Association of Community Colleges. Rafn has a Ph.D. from Boston University.

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**Gabriela Ramos** is the chief of staff of the Organisation for Economic Co-operation and Development (OECD), special counsellor to the secretary-general of the OECD, and Sherpa to the G20. She is responsible for the global governance agenda in the OECD, for the contributions of the organization to the G20 and G7, and for the organization of the Annual Ministerial Meeting of the OECD Council. She has contributed to the launch of and supervises major OECD initiatives, such as the New Approaches to Economic Challenges, the Inclusive Growth Initiative, and the Gender and Skills Strategies. Previously, she served as head of the OECD Office in Mexico and Latin America, where she promoted OECD recommendations in many areas, particularly health and education. Prior to joining the OECD, Ramos held several positions in the Mexican government. She has also held several positions at the Universidad Iberoamericana and at the Instituto Tecnológico Autónomo de México. Ramos has an M.A. in public policies from Harvard University, and was a Fulbright and Ford MacArthur fellow. In 2013, she was awarded the distinction of knight in the French National Order of Merit by French President François Hollande.



**Tara Reardon** is the director of the New Hampshire Community Loan Fund's ROC-NH (resident-owned communities) program, whose seven organizers and technical assistance providers work with 120 resident-owned manufactured-home communities across the state. Reardon came to the Community Loan Fund following 20 years in real estate law, during which she represented banks in the financing of manufactured-home parks. She also served seven terms in the New Hampshire State Legislature; two of those were as chair of the Commerce Committee, where she presided over matters of banking, insurance, business, and manufactured-housing law. Reardon brings real estate, lending, and policy experience, along with the ability to manage complex situations, to the ROC-NH team. She has served on countless boards and commissions, and is currently on the advisory board of the New Hampshire Food Bank and is chair of the board of the Crisis Center of Central New Hampshire.



**Dana L. Redd** is the mayor of Camden, NJ. Redd has worked in various positions from local government to the New Jersey State Senate. As a former city council representative and chair of the Housing Authority, Redd worked to secure the city's third HOPE VI designation, and as a former state senator, she was a member of the Budget and Appropriations Committee, the Joint Committee on the Public Schools, and the Urban Affairs Committee. Redd is an active member of the Rutgers University–Camden Board of Directors and the Rowan University–Rutgers–Camden Board of Governors and is the co-chairman of Cooper's Ferry Partnership Board of Directors. She is a motivational speaker for interfaith organizations, professional women's groups, and chambers of commerce. Redd has an M.A. in human services administration from Lincoln University, a B.S. in business studies from Rutgers University–Camden, and continuing education units from the Edward J. Bloustein School of Planning and Public Policy of Rutgers University and the Council of State Governments Eastern Regional Conference Robert J. Thompson Eastern Leadership Academy.



**Kasim Reed** is the 59th mayor of the City of Atlanta. As mayor, he has increased core city services and reduced spending, hired more than 900 police officers, re-opened the city's recreation centers, and initiated a series of reforms to address the city's \$1.5 billion unfunded pension liability. Reed has received numerous accolades. He was ranked among the top ten most influential African Americans in the nation by *The Root*, a publication of the Washington Post Company, and received the Distinguished Leadership Award from the National Forum for Black Public Administrators and the Louis E. Martin Great American Award from the Joint Center for Political and Economic Studies. In 2011, *Governing Magazine* named him one of the top state and local government officials of the year. Previously, Reed served for 11 years as a member of the Georgia General Assembly, in both the House of Representatives and the State Senate. He is also a former partner of Holland and Knight LLP. Reed has a J.D. and a B.A. from Howard University in Washington D.C. The university also awarded him an honorary doctor of laws degree.



**Carolina Reid** is an assistant professor in the Department of City and Regional Planning and the faculty research advisor for the Turner Center for Housing Innovation at the University of California, Berkeley (UC Berkeley). Reid has most recently published research on the impact of the foreclosure crisis on low-income and minority communities, the role of the Community Reinvestment Act during the subprime crisis, and the importance of anti-predatory lending laws for consumer protection. Her current work focuses on the impact of HOPE VI and other place-based investment strategies on neighborhood revitalization and the economic mobility of low-income households. Before joining UC Berkeley, Reid worked at the Center for Responsible Lending. Prior to that, she was the research manager for the Community Development Department at the Federal Reserve Bank of San Francisco. There, she published numerous journal and policy articles on topics related to housing and community development, and helped to build the capacity of local stakeholders to undertake community development activities, especially in the areas of affordable housing, early child-care education, asset building, and neighborhood revitalization.



**Carley Riley, MD**, is an attending physician and assistant professor in the Department of Pediatrics, Division of Critical Care Medicine, at Cincinnati Children's Hospital Medical Center within the University of Cincinnati College of Medicine. She is a lead investigator on a research collaboration between the Yale University Center on Outcomes Research and Evaluation and Healthways Inc., an advisor to the 100 Million Healthier Lives initiative of the Institute for Healthcare Improvement, and a member of the American Academy of Pediatrics Measurement Alignment and Strategic Selection Work Group. In Cincinnati, she is a physician lead within the Community Health Initiative of Cincinnati Children's Hospital Medical Center and is engaged in community-based research to foster thriving children and neighborhoods. Riley completed a general pediatric residency and a chief residency at Children's Hospital Los Angeles and a pediatric critical care fellowship at Cincinnati Children's Hospital Medical Center. She has an M.D. from Northwestern University; an M.P.P. from the University of California, Los Angeles; an M.H.S. from Yale University; and a B.A. in English literature from Northwestern.

## Speakers' Bios



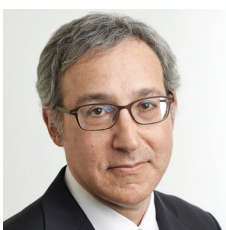
**Andrés Rodríguez-Pose** is a professor of economic geography at the London School of Economics and Political Science, University of London, where he was head of the Department of Geography and Environment between 2006 and 2009. He is the current president of the Regional Science Association International (RSAI). He was vice president of the RSAI in 2014, and has also been vice president (2012–2013) and secretary (2001–2005) of the European Regional Science Association. He has authored 10 books, edited five others, and published more than 150 papers in peer-reviewed journals. He is an editor of *Economic Geography* and sits on the editorial board of 29 other scholarly journals, including many of the leading international journals in economic geography, human geography, regional science, and management. In his areas of expertise, he has regularly acted as consultant to multiple international organizations, including the European Commission, the World Bank, the Cities Alliance, the Organisation for Economic Co-operation and Development, the International Labour Organization, and the Food and Agriculture Organization.



**Elyse Rosenblum** is a thought leader who has extensive experience working with private sector leaders, nonprofits, and foundations to develop strategies to engage employers in creating talent pipelines to access opportunity youth, defined as young adults between the ages of 16 and 24 who are out of school and out of work. One of the principals of Grads of Life, Rosenblum is responsible for setting the strategy and direction of the Grads of Life initiative. Grads of Life consists of a multimedia advertising campaign designed to change how employers think about talent, an accompanying web platform designed to help employers take action, and services to help employers develop innovative talent solutions that are inclusive of opportunity youth. Prior to her work with Grads of Life, Rosenblum was the director of the Employment Pathways Project. She has also worked for Corporate Voices for Working Families and Bass & Howes, a public policy consulting firm. Rosenblum has a J.D. from the University of Texas School of Law.



**Thomas J. Rushton IV** is the executive director of the Lehigh Career & Technical Institute (LCTI), where he also was the director of Career and Technical Education. Prior to joining LCTI, he was the director of the Monroe Career and Technical Institute, the principal and then director of the Columbia-Montour Area Vocational-Technical School, and an assistant principal at the Pocono Mountain West Junior High School. Before moving into administration, he taught biology and general science at Coughlin High School for the Wilkes-Barre Area School District. He also spent 8 years in the pharmaceutical industry before transitioning into education. Rushton has a doctorate in educational administration from Temple University, and a master's degree in human resource management and a bachelor of science in biology from the University of Scranton. Rushton also holds Superintendent and Assistant Superintendent Letters of Eligibility and Vocational Director and Principal Certifications, and he is certified in biology and general science instructional areas.



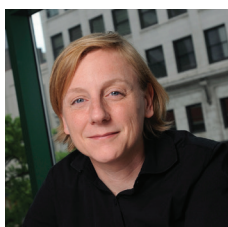
**Richard M. Samans** is a member of the Managing Board of the World Economic Forum (WEF). As head of the forum's Centre for the Global Agenda, he leads action and policy-oriented multistakeholder initiatives on major global challenges. He is also responsible for the forum's relations with international organizations and coordinates its portfolio of public-private partnership projects. From 2011 to 2013, he served as director-general of the Global Green Growth Institute, a new international organization headquartered in Seoul, Republic of Korea, leading that organization's



transformation from a start-up, nongovernmental organization to a treaty-based intergovernmental institution active in more than 20 countries. Samans has also served in the White House as special assistant for international economic policy to President Bill Clinton and as senior director for international economic affairs of the National Security Council. Prior to that, he was economic policy adviser to U.S. Senate Majority Leader Thomas A. Daschle. Since 2007, he has chaired the Climate Disclosure Standards Board, a consortium of business and environmental organizations that has established a common framework for reporting of carbon-related corporate performance and risks to the investment community.



**Jenny Schuetz** is a senior economist in the Division of Consumer and Community Affairs at the Board of Governors of the Federal Reserve System. She has written numerous journal articles related to housing policy, land use regulation, urban retail patterns, and neighborhood change. Schuetz previously taught at the University of Southern California and at City College of New York, and was a postdoctoral fellow at New York University's Furman Center for Real Estate and Urban Policy. She has a Ph.D. in public policy from Harvard University, a master's degree in city planning from the Massachusetts Institute of Technology, and a B.A. with highest distinction in economics and political and social thought from the University of Virginia.



**Terry Schwarz** is the director of Kent State University's Cleveland Urban Design Collaborative (CUDC). The CUDC is a community service organization with a professional staff of designers committed to improving the quality of urban places through technical design assistance, research, and advocacy. Schwarz's work at the CUDC includes neighborhood and campus planning, commercial and residential design guidelines, and ecological strategies for vacant land reuse. Schwarz launched the CUDC's Shrinking Cities Institute in 2005 in an effort to understand and address the implications of population decline and large-scale urban vacancy in northeast Ohio. As an outgrowth of the Shrinking Cities Institute, she established Pop Up City, a temporary use initiative for vacant and underutilized sites in Cleveland. In 2009, Schwarz received the Cleveland Arts Prize for design. She teaches in the graduate design curriculum for the Kent State University College of Architecture and Environmental Design. She has a master's degree in city and regional planning from Cornell University and a bachelor's degree in English from the Illinois Institute of Technology.



**Dougan Sherwood** is cofounder and managing director of Cambridge Innovation Center (CIC) St. Louis, the first expansion site of CIC, the world's largest single facility for housing startup companies. Before coming to St. Louis, Sherwood spent five years leading CIC's Sales and Relationship Management team in Cambridge, MA. Prior to his work at CIC, he spent several years working in experiential education throughout the United States with a particular focus on leadership development for high achieving students. This work led him to found his own youth program in the American West that aimed to serve rising college freshmen. Sherwood also interned for the late Senator Edward Kennedy, served on the board of a nonprofit helping children with HIV/AIDS, and established an annual bicycle fundraiser for injured service men and women. Currently, he sits on the board of directors for Youth CITIES, a program that introduces students to social entrepreneurship. He is a graduate of the University of Utah.

## Speakers' Bios



**Jeff Shumway** is vice president of the Advisory Services group at Social Finance. In this role, he advises governments, nonprofits, and philanthropies on innovative, sustainable funding strategies with an emphasis on measuring performance and achieving results for individuals and families in need. Before joining Social Finance, Shumway spent 16 years developing data-driven strategies for the nonprofit, for-profit, and public sectors. Most recently, he spent nine years at the Bridgespan Group, working with foundations, nonprofit intermediaries, and direct-service organizations on projects that spanned public health, entrepreneurship and small business, homelessness, K-12 and postsecondary education, and youth development. Prior to Bridgespan, Shumway worked with the Monitor Group, RTC Direct, and the Urban Institute's Metropolitan Housing and Communities Policy Center. Shumway is a graduate of Brigham Young University and Harvard University's John F. Kennedy School of Government.



**Simran Sidhu** is the inaugural executive director of YouthBuild Philadelphia Charter School, a new youth-focused initiative founded by local philanthropist Joanna Berwind that supports strengths-based practices and organizations and aims to change the dialogue about the potential of all young people. Sidhu also recently completed five years as president of the YouthBuild USA Affiliated Network. She was honored with YouthBuild USA's Extraordinary Leadership Award in 2005, the Director of the Year Award in 2008, the Solidarity Award in 2009, and the Director of the Year Award again in 2016. Sidhu serves on the Speakers Bureau and the Campaign Cabinet for United Way of Greater Philadelphia and Southern New Jersey. She also is on the board of the Reinvestment Fund and the selection advisory board of the GreenLight Fund. She is a member of the Forum of Executive Women. Sidhu is a 2009 graduate of LEADERSHIP Philadelphia, was given the 40 Under 40 award by the *Philadelphia Business Journal* in 2009, and was a speaker at TEDxPhiladelphia 2014.



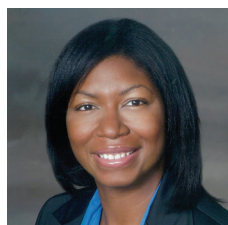
**Harold Simon** joined the National Housing Institute (NHI) in 1993. In 1994, he became the executive director and editor of the NHI's *Shelterforce* magazine, the only independent, national community development journal. In 2009, Simon transitioned to executive director and publisher. Under his leadership, NHI has published books and research papers on progressive public policies in housing and community development, including *Bringing Buildings Back*, the leading guidebook on the prevention, management, and revitalization of vacant and abandoned properties. In 2007 and 2008, Simon helped form the Community Asset Preservation Corporation of New Jersey, a local intermediary engaged in foreclosure remediation and neighborhood revitalization that is now a subsidiary of New Jersey Community Capital (NJCC). In 2010, he helped launch the Essex Community Land Trust (ECLT). Simon is a board member of HANDS, Inc., board president of ECLT, a trustee of NJCC LMI [Low- to-Moderate Income] Mortgage Platform LLC, and co-chair of the Montclair Housing Commission.



**Theresa Y. Singleton** is vice president of the Community Development Studies & Education Department at the Federal Reserve Bank of Philadelphia and the Bank's community affairs officer. Singleton is responsible for overseeing research and outreach initiatives that promote community development and fair and impartial access to credit. She also oversees economic education and personal financial efforts for the Bank. Before joining the Bank, Singleton served as the director of research and information at the Housing Assistance Council in Washington, D.C. In that role, she was responsible for the organization's research and information activities, including oversight of the



communications and public relations functions. She also developed and managed the council's research agenda. In addition, she directed and contributed to research and information products that examined demographic trends, assessed policy impacts, and developed recommendations for rural communities. Prior to her work on rural housing issues, Singleton taught undergraduate courses on the American political system at Temple University and Widener University. She has a Ph.D., an M.A., and a B.A. in political science from Temple University.



**Celia D. Smoot** is currently the director of Housing at the Local Initiatives Support Corporation (LISC). 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, which ranges from underwriting lines of credit, predevelopment and acquisition loans dealing with preservation, recapitalization of housing authority assets, low-income housing tax credit projects, and the regulatory reviews of U.S. Department of Housing and Urban Development (HUD)-assisted financing, rent subsidies, and low income. Smoot has an extensive real estate finance background, specifically in the areas of affordable housing and community development. Prior to joining LISC, she was an attorney with HUD and later in private practice with Hessel Aluisse and Neun, P.C., a national law firm with a focus on affordable housing, and Kutak Rock LLP as part of its tax credit practice. Smoot has a juris doctorate degree from the George Washington University and a bachelor's degree in English from the University of North Carolina at Charlotte.



**Scot Spencer** is associate director of Advocacy and Influence at the Annie E. Casey Foundation. He leads the foundation's work in advancing community-focused policies, practices, and strategies that increase opportunities for children, families, and the places where they live and foster their success. Spencer also coordinates the foundation's local advocacy efforts in Baltimore. Before joining the foundation, he was a transportation specialist at the Environmental Defense Fund, where he focused on state-level smart-growth policy and CommuterChoice, a local tax incentive for people who use transit. He also served as deputy director for the Historic East Baltimore Community Action Coalition. Spencer serves on a number of local and national boards, including the Funders' Network for Smart Growth and Livable Communities and the Orton Family Foundation. He was the founding chair of the Maryland Commission on Environmental Justice and Sustainable Communities and served as cochair of the Opportunity Collaborative, Baltimore's regional plan development through the U.S. Department of Housing and Urban Development's Sustainable Communities Initiative.



**Karl Stauber** is president and chief executive officer of the Danville Regional Foundation, an organization that promotes innovation and long-term transformation to enhance economic development, education, and wellness in Virginia and North Carolina's Dan River region. A published author and frequent speaker known for his work in rural communities, Stauber was the first U.S. Senate-confirmed undersecretary for research, education, and economics with the U.S. Department of Agriculture, and has worked for the Northwest Area Foundation, the Needmor Fund, and the Mary Reynolds Babcock Foundation. He is a member of the board of directors of the Future of the Piedmont Foundation as well as a member of the Advancement Council of the University of North Carolina Press. He has

## Speakers' Bios

a Ph.D. in public policy from the Union Institute & University, a management development certificate from the Harvard Business School, and a bachelor's degree in American studies from the University of North Carolina at Chapel Hill.



**Harris M. Steinberg** is the executive director of the Lindy Institute for Urban Innovation at Drexel University and a distinguished teaching professor in Drexel's Westpahl College of Media Arts and Design. He is leading the creation of a graduate program in urban strategy, a program designed to train the next generation of urban strategists to solve complex, interdisciplinary urban problems. Previously, Harris was the founding executive director of PennPraxis (2002–2014), the applied research arm of the School of Design at the University of Pennsylvania, and an adjunct associate professor of city and regional planning. Harris has led national design teams for the American Institute of Architects (AIA) Sustainable Design Assistance Team program and served as a member of the Philadelphia Historical Commission by appointment of former Mayor John F. Street. Harris is the recipient of the Young Architects Award from the Philadelphia Chapter of the AIA and was elected to the AIA's College of Fellows. Harris has a master's degree in architecture and B.A. in history from the University of Pennsylvania. He was also awarded the Paul Philippe Cret Prize for Architectural Design from Penn.



**Matthew Steinberg** is an assistant professor of education in the Education Policy Division of the Graduate School of Education at the University of Pennsylvania. He is the faculty methodologist for the Penn Institute of Education Sciences Pre-Doctoral Training Program, a faculty fellow with the Penn Institute for Urban Research, a faculty affiliate with the Penn Wharton Public Policy Initiative, a senior researcher at the Consortium for Policy Research in Education, an affiliated researcher with the University of Chicago Consortium on School Research, and an academic affiliate with the Educator Impact Laboratory at Mathematica Policy Research. Steinberg is a recipient of the 2016 National Academy of Education/Spencer Postdoctoral Fellowship. He has a Ph.D. in public policy from the University of Chicago. During his tenure as a doctoral student, Steinberg was an Institute of Education Sciences pre-doctoral fellow with the University of Chicago Committee on Education, a researcher at the University of Chicago Consortium on School Research, and a Mathematica Policy Research 2008 summer fellow.



**Brian Surratt** is the director of the City of Seattle's Office of Economic Development. Previously, he was the senior policy advisor to Seattle Mayor Ed Murray on economic development and the city's power and water utilities. Surratt was the mayor's lead staff in Seattle's efforts to create a path for a new \$15 per hour minimum wage and represented the mayor on major business recruitment efforts in Seattle. Before joining city government, Surratt was the public affairs manager for the Seattle Seahawks and First & Goal, Inc.; a founding vice president of FMYI, Inc., a Portland, Oregon-based information technology company; a program manager for a Seattle community development foundation; and a legislative aide to former Washington State Representative and current Washington State Treasurer Jim McIntire. Surratt was recently featured as one of "The 15 People Who Should Really Run Seattle" in the January 2015 edition of *Seattle Met* magazine. He has a master of public administration from the University of Washington and a bachelor's degree from the University of Tulsa.



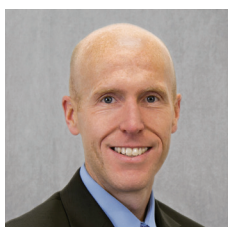
**Sandra Tormoen** is assistant vice president and community affairs officer for the Federal Reserve Bank of Richmond, responsible for leading community development outreach programs, research, and analysis. Community development work centers on four core focus areas: people, place, small business, and policy and practice. The work concentrates on creating awareness about policies that improve the economic mobility of low- and moderate-income individuals through building financial capability and human capital; advancing comprehensive community development efforts based on regionally specific assessments; supporting small business access to credit and the development of entrepreneurial ecosystems; and promoting the economic well-being of underserved communities by contributing to the community development field and increasing strategic community investment and capacity. Tormoen, who joined the Richmond Fed in 1993, previously led the Bank's civic engagement office. She has a bachelor's degree from the University of Alabama and a secondary education certification from James Madison University.



**Emily Trenholm** is executive director of the Community Development Council of Greater Memphis, a nonprofit that supports the revitalization of Memphis neighborhoods through community education and engagement, policy and advocacy, and capacity building programs for community developers. Its programs include Livable Memphis, which advocates for more equitable transportation and land use policies, and greater public participation in planning. Trenholm serves on the board of directors of HOPE Credit Union and the Blight Authority of Memphis. She has a master's degree in city and regional planning from the University of Memphis and an undergraduate degree from Ithaca College.



**Susan M. Wachter** is the Albert Sussman Professor of Real Estate and professor of finance at the Wharton School, professor of city and regional planning at Penn Design, and codirector of the Penn Institute for Urban Research (IUR) at the University of Pennsylvania. She is a former assistant secretary for policy development and research at the U.S. Department of Housing and Urban Development and chairperson of Wharton's real estate department. She cofounded the Penn IUR and has authored more than 200 scholarly publications, including 15 books. Wachter frequently comments on national media and testifies to the U.S. Congress on housing policy.



**Keith Wardrip** joined the Community Development Studies & Education Department of the Federal Reserve Bank of Philadelphia in 2011 and has served as the community development research manager since 2013. In this role, he has the dual responsibilities of supervising the work of the department's research analysts and contributing to the development of its research agenda. His work focuses primarily on affordable housing, community revitalization, access to credit and credit usage, and municipal fiscal issues. Before joining the Philadelphia Fed, Wardrip spent six years in Washington, D.C., conducting affordable housing research at the Center for Housing Policy and the National Low Income Housing Coalition. He has an M.A. in geography, with an emphasis in urban studies and affordable housing, from the University of Colorado, and a B.A. in geography from the University of Kentucky.

## Speakers' Bios



**Dwayne Wharton** is the director of External Affairs and Human Resources for the Food Trust, a Philadelphia-based nonprofit organization working across the country to ensure everyone has access to healthy and affordable food. In this role, Wharton develops partnerships and collaborations, especially those that focus on equity and reducing disparities in underserved communities. Prior to joining the Food Trust, he was the national deputy director of Friends of the Children, a long-term mentoring organization serving vulnerable youth. He has also served as a director with the American Red Cross, Project H.O.M.E., and the People's Emergency Center, some of the Philadelphia's premier social service agencies, and as a member of the U.S. Peace Corps in Mozambique. Wharton is on numerous boards, including those of the Philanthropy Network of Greater Philadelphia, Bridging the Gaps Community Health Internship Program, Bryn Mawr College's Nonprofit Executive Leadership Institute, and Philadelphia Food Policy Advisory Council.



**David Wood** is the director of the Initiative for Responsible Investment at the Hauser Institute for Civil Society at Harvard University's John F. Kennedy School of Government. He directs research and field-building work on responsible investment across asset classes and currently manages projects on responsible investment strategy with pension fund trustees, mission investing by foundations, the changing landscape of community investing in the United States, and impact investing and public policy. Wood, who is also an adjunct lecturer in public policy at the Kennedy School of Government, has a Ph.D. in history from Johns Hopkins University.



**Malcolm Yeung** first joined Chinatown Community Development Center (CDC), San Francisco, in February of 2009 as public policy manager, where he coordinated, developed, and helped lead Chinatown CDC's advocacy initiatives. Immediately prior to rejoining the organization as deputy director of programs in July 2012, he spent one year as San Francisco Mayor Edwin M. Lee's senior advisor on housing and land use policy. During that time, Yeung led the city in developing a proposal for a San Francisco Housing Trust Fund to fund housing opportunities for low- and moderate-income San Franciscans. He spent five years practicing tenant and housing law at the Asian Law Caucus, playing a lead role in forming Chinatown's first affordable housing cooperative. Yeung is a 2001 graduate of the University of California, Berkeley, School of Law.



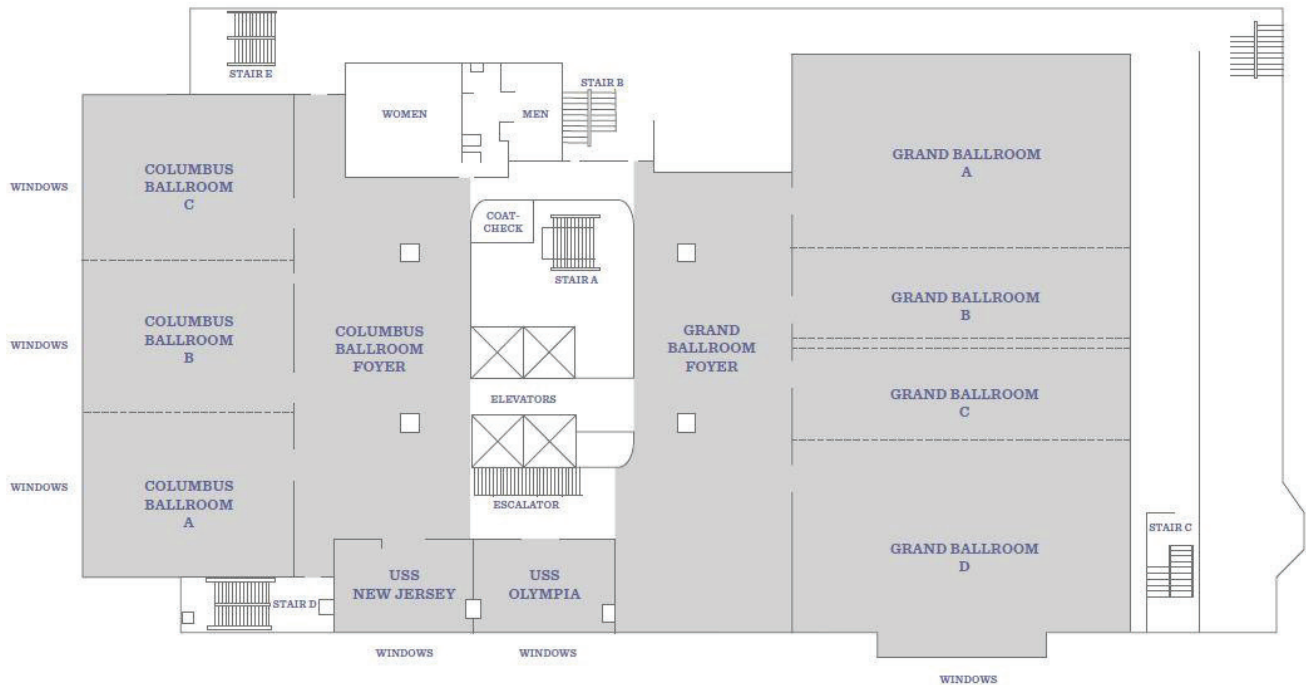
**Ted Zoller** is T.W. Lewis Clinical Associate Professor of Strategy and Entrepreneurship and director of the Center for Entrepreneurial Studies at the Kenan-Flagler Business School at the University of North Carolina (UNC) at Chapel Hill. He also serves as senior fellow at the Ewing Marion Kauffman Foundation and is an active practicing entrepreneur and is the president of the United States Association for Small Business and Entrepreneurship. Zoller's research focuses on developing high-performance entrepreneurial ecosystems and entrepreneurial firm performance and private equity and venture capital deal-making networks. He has taught entrepreneurship courses at UNC Kenan-Flagler since 1998, oversees the center's teaching and outreach programs, and is the primary liaison for the business school to UNC's universitywide Innovate@Carolina initiative and to partners in the Research Triangle Park entrepreneurial community. He has a Ph.D. from UNC at Chapel Hill, master's degrees from the Maxwell School of Citizenship and Public Affairs at Syracuse University and the University of Virginia focusing on entrepreneurship and economic development, and a dual bachelor's degree from the College of William & Mary.



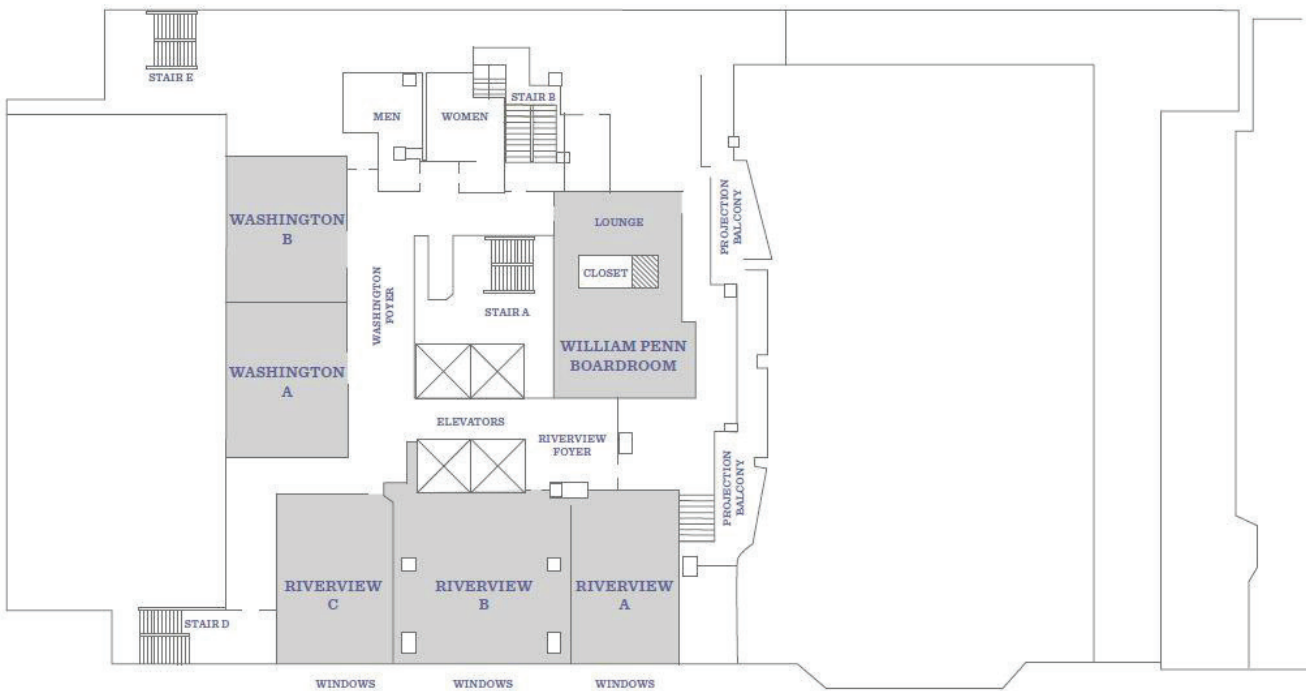
# Hilton Philadelphia at Penn's Landing Meeting Space



## Second Floor



## Third Floor



# Philadelphia Area Map



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