NeighborWorks Celebrating 35 Years

NeighborWorks® America Networking Breakfast &
35th Anniversary Celebration

Working across Sectors toward Measurably Healthier Communities

Hosted by:

TD Bank
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February 4, 2014

The State Room · 60 State Street · Boston, Massachusetts

Working Together for Strong Communities

NeighborWorks® AMERICA

Celebrating 35 Years

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February 4, 2014

Dear Colleague:

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

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

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

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

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

Sincerely,

Eileen M. Fitzgerald
President & Chief Executive Officer

Deborah Boatright
Vice President, Northeast Region

Working Together for Strong Communities

NeighborWorks® AMERICA

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Introduction

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

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

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

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

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Program

9:00 AM **Welcome, NeighborWorks at 35**

- Deborah Boatright, Vice President, Northeast Region, NeighborWorks America

9:10 AM **Keynote**

- Dr. Megan Sandel, Associate Professor of Pediatrics at Boston University Schools of Medicine and Public Health

9:20 AM **Panel**

- Moderator: Eileen Fitzgerald, President & Chief Executive Officer, NeighborWorks America

The Challenge of Documenting Results: How do we know what makes a difference?

- Rebecca Morley, Executive Director, National Center for Healthy Housing
- Dr. Aaron Wernham, Director, Health Impact Project, Pew Charitable Trusts

The Affordable Care Act, Community Benefits and Community Building

- M. Laurie Cammisa, Esq., Principal, The Cammisa Group
- Elizabeth González Suárez, Director of Community Health Practice, Community Benefits, Dana-Farber Cancer Institute

The Partnership Challenge

- Charise Fong, Chief Operating Officer, East Bay Asian Local Development Corporation
- Jeanne Pinado, Chief Executive Officer & Executive Director, Madison Park Development Corporation

10:20 AM **Discussion**

- Facilitator: Chuck Wehrwein, Executive Vice-President & Chief Operating Officer, NeighborWorks America

10:50 AM **Wrap up**

- Chuck Wehrwein

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Biographies

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

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

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

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

Boatright's many accomplishments include the implementation of New York City's breakthrough anti-abandonment housing initiative. She earned her master's degree in Policy Analysis and Urban Affairs at The New School and was a Fannie Mae fellow at Harvard University's Kennedy School of Government Program for Senior Executives in State and Local Government.

M. Laurie Cammisa, Esq.
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M. Laurie Cammisa, principal in The Cammisa Group, is a recognized leader in the field of hospital community benefits. She led the community benefit efforts at Boston Children's Hospital as vice president for child advocacy for 14 years. She has written and presented extensively on the subject. Her expertise is in helping hospitals develop and implement strategies for community benefits programs that serve the needs of the local community, create broader social impact, and comply with federal and state regulations. She created one of the first performance measurement systems for community benefits in the country. And she has presented nationally on how best to communicate that work to both internal and external audiences.

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

Fitzgerald became chief executive officer on June 1, 2011, after serving as acting chief executive since January of that year. She served as NeighborWorks America's chief operating officer since June 2005, bringing to the role nearly 20 years of experience in housing and community development. Previously, at the Fannie Mae Foundation, she was responsible for alliance and relationship management for key foundation partners as a senior director of national initiatives. Fitzgerald also served as acting executive director and vice president of program operations for the McAuley Institute, a national nonprofit intermediary committed to improving the housing conditions of women and families through community-based efforts.

Earlier, she contributed to the field as chief investment officer for single-family finance at the AFL-CIO Housing Investment Trust, a multi-billion dollar investment company that manages assets from hundreds of pension funds. There, she was responsible for the development and rollout of HIT HOME, a home mortgage program for union members.

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

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

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

Elizabeth González Suárez
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Elizabeth González Suárez is the director of community health practice at Dana-Farber Cancer Institute (DFCI) and the deputy director of the U54 Partnership Outreach Program.

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

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

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

Ms. González Suárez received a bachelor's and master's in Psychology from Universidad Central de Venezuela, Caracas, Venezuela. She is married with two sons, and is a strong community arts advocate and supporter.

Rebecca Morley
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Rebecca Morley is the executive director of the National Center for Healthy Housing (NCHH), where she leads a multi-disciplinary staff in the mission of creating healthy and safe housing for children. Ms. Morley led the development of the National Healthy Homes Training Center now active in 40 states and spearheaded NCHH's work in the Gulf Coast region following Hurricanes Katrina and Rita. She launched and is the Chair of the National Safe and Healthy Housing Coalition—a multidisciplinary collaborative of non-profits advocating for better quality housing and neighborhoods for the nation's families.

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

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

She has authored numerous articles and publications on the topic of housing and public health, including a book entitled "Healthy and Safe Homes: Research, Policy and Practice."Ms. Morley serves on the Board of Healthy Housing Solutions, inc. and is the President of the Fleming Park Community Association. She holds a bachelor's degree in Environmental Science and a master's degree in public policy from the Georgia Institute of Technology.

Jeanne Pinado
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In 1998, Jeanne Pinado became the chief executive officer of Madison Park Development Corporation (Madison Park), a non-profit community development corporation in Roxbury, MA. Established in 1966, Madison Park developed and owns 1,300 units of multi-family housing. In the past ten years, the organization built and sold 113 affordable homeownership units, including the 60-unit Davenport Commons project that won the 2003 Fannie Mae Foundation Maxwell Award of Excellence due to its innovative partnership with Northeastern University.

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

Ms. Pinado holds a BA degree in economics from the University of Virginia and an MBA in finance from Columbia University. She serves as the treasurer of Massachusetts Association of CDCs (MACDC) and a member of the Executive Committee of Citizens' Housing and Planning Association (CHAPA). Jeanne is a board member of the Massachusetts Cultural Council, the Foley Hoag Foundation, Charlesbank Homes Foundation, Franklin Square Housing Foundation, Zoo New England and chairs the Massachusetts Housing Finance Agency Multi-family Advisory Committee. She also serves as board president of Washington, DC-based NeighborWorks Capital Corporation, a CDFI.

Megan Sandel, MD, MPH
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Megan Sandel, MD MPH, is an associate professor of pediatrics at the Boston University Schools of Medicine and Public Health, the Medical Director of National Center for Medical-Legal Partnership, and a Co-Principal Investigator with Children's Health Watch.

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

She has served as a principal investigator for numerous NIH, HUD and foundation grants, working with the Boston Public Health Commission and Massachusetts Department of Public Health to improve the health of vulnerable children, particularly those with asthma. She has served on numerous committees and advisory boards, such as the National Center for Healthy Housing, a national advocacy group, both the National American Academy of Pediatrics' and the Massachusetts Chapter's Committee on Environmental Health, and the Center for Disease Control Advisory Committee for Childhood Lead Poisoning Prevention.

Chuck Wehrwein
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As executive vice-president and chief operating officer of NeighborWorks America, Chuck Wehrwein oversees the organization's divisions of field operations, national initiatives and applied research, training, organizational assessment and information management. Wehrwein, who was appointed to his position in May 2012, has an extensive background in leadership of both affordable housing development, management and financing, and homeownership education and counseling. He also brings experience in the private, public and nonprofit sectors.

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

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

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

A certified public accountant, Wehrwein earned an undergraduate degree from the University of Illinois at Chicago and an MBA from DePaul University.

Aaron Wernham, MD, MS
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Dr. Aaron Wernham is the director of the Health Impact Project, a collaboration of the Robert Wood Johnson Foundation and The Pew Charitable Trusts designed to support the use of health impact assessments in the United States.

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

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

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

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

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Attendees

Gary	Adamkiewicz	Senior Research Scientist	Harvard School of Public Health	Boston, MA
Altaf	Ahmed	Retail Market Manager, Boston	TD Bank	Boston, MA
Eileen	Anderson	Senior Relationship Manager, Homeownership	NeighborWorks America	New York, NY
Jessica	Andors	Executive Director	Lawrence CommunityWorks	Lawrence, MA
Angela	Ankoma	Board Member	West Elmwood Housing Development Corp.	Providence, RI
David	Aronstein	Director	Boston Alliance for Community Health	Boston, MA
Pamela	Bailey	Communications Writer	NeighborWorks America	Washington, DC
Pamela H.	Baldwin	Deputy Director	Harvard Joint Center for Housing Studies	Cambridge, MA
Merten	Bangemann-Johnson	Chief Executive Officer	Rural Edge	Lyndonville, VT
Joel	Barrera	Deputy Director	Metropolitan Area Planning Council (MAPC)	Boston, MA
Eric	Belsky	Managing Director	Harvard Joint Center for Housing Studies	Cambridge, MA
Ludy	Biddle	Executive Director	NeighborWorks of Western Vermont	West Rutland, VT
Rose	Brown	Regional Operations Manager	NeighborWorks America	Boston, MA
Donna	Brown	Executive Director	South Boston Neighborhood Development Corporation	South Boston, MA
Hehershe	Busuego	Program Associate	The Boston Foundation	Boston, MA
Vanessa	Calderon	Chief Executive Officer	Inquilinos Boricuas en Acción (IBA)	Boston, MA
Susanne M.	Cameron	Senior Vice President, National Initiatives & State Director ,Massachusetts	Citi Community Development	Boston, MA
Laurie	Cammisa, Esq.	Principal	The Cammisa Group	Boston, MA
Janelle	Chan	Executive Director	Asian Community Development Corporation	Boston, MA
Brenda	Clement	Executive Director	Citizen's Housing & Planning Association (CHAPA)	Boston, MA

Sharon	Conard-Wells	Executive Director	West Elmwood Housing Development Corp.	Providence, RI
Magnolia	Contreras	Director of Community Benefits	Dana-Farber Cancer Institute	Boston, MA
Bert	Cooper	Executive Director	Community Works Rhode Island	Providence, RI
Margaret	Corcoran	Project Coordinator	Partners HealthCare	Boston, MA
Robert	Corley	Executive Director	NeighborWorks Southern Mass	Quincy, MA
Peter	Daly	Executive Director	Cambridge Neighborhood Apartment Housing Services (CNAHS)	Cambridge, MA
Adra	Darling	Senior Account Director	Colette Phillips Communications	Boston, MA
Andrew	Davis	President & CEO	Carney Hospital	Dorchester, MA
Ernani	DeAraujo	Counsel	East Boston Neighborhood Health Center	Boston, MA
Mike	Devlin	Senior Program Administrator	Harvard Pilgrim Health Care Foundation	Wellesley, MA
Tom	Deyo	Vice President, National Real Estate Programs	NeighborWorks America	Washington, DC
Marc	Dohan	Executive Director	Twin Cities Community Development Corp.	Fitchburg, MA
Mark	Draisen	Executive Director	Metropolitan Area Planning Council	Boston, MA
Lauren	Edlund	Manager, Success Measures Evaluation & Research	NeighborWorks America	Boston, MA
John	Erwin	Executive Director	Conference of Boston Teaching Hospitals	Boston, MA
Jim	Ferris	Executive Director	NeighborWorks Capital	Silver Spring, MD
Brooke	Finn	Vice President, NeighborWorks Services Group	NeighborWorks America	Boston, MA
John	Fitterer	Director of Communications	MA Association of Community Development Corp. (MACDC)	Boston, MA
Amy	Fitzpatrick	Program Fellow	The Boston Foundation	Boston, MA
Joe	Flatley	President & CEO	Massachusetts. Housing Investment Corp. (MHIC)	Boston, MA
Francine	Ferguson	Director, Real Estate Enterprise Strategies	NeighborWorks America	Austin, TX
Suzanne	Frechette	Deputy Director	Coalition for a Better Acre	Lowell, MA
Desiree	Frieson	Associate Public Affairs & Communications Advisor	NeighborWorks America	New York, NY
Jennifer	Gabriel	Vice President, Community Relations	TD Bank	Springfield, MA
Louisa	Gag	AmeriCorps Member	South Boston NDC	South Boston, MA

Tim	Galvin	Program Coordinator	Partners HealthCare	Boston, MA
Joe	Garlick	Executive Director	NeighborWorks Blackstone River Valley	Woonsocket, RI
Karen	Gately	Executive Director	Roxbury Tenants of Harvard	Boston, MA
Keith	Getter	Senior Relationship Manager	NeighborWorks America	New York, NY
Phil	Giffee	Executive Director	Neighborhood of Affordable Housing (NOAH)	Boston, MA
Tobi	Goldberg	Senior Community Investment Manager	Federal Home Loan Bank of Boston	Boston, MA
Aaron	Gornstein	Undersecretary, Housing & Community Development	The Commonwealth of Massachusetts	Boston, MA
Trisha	Guditz	Relationship Manager	NeighborWorks America	Boston, MA
Roxanne	Haecker	Director of Program Development	Roxbury Tenants of Harvard	Boston, MA
Kristen	Harol	Vice President	The Life Initiative	Boston, MA
Chris	Harper-Fahey	Relationship Manager	NeighborWorks America	Boston, MA
Kim	Harris	Senior Public Health Promotion Specialist	Rhode Island Department of Health	Providence, RI
Roger	Herzog	Executive Director	Community Economic Development Assistance Corp. (CEDAC)	Boston, MA
Susan	Ifill	Chief Operating & Financial Officer	Neighborhood Housing Services of New York City	New York, NY
Ramona	Johnson	Relationship Manager	NeighborWorks America	New York, NY
Kirsten	Johnson-Obey	Senior Vice President, Public Policy & Legislative Affairs	NeighborWorks America	Washington, DC
Pam	Jones	Director of Policy & Planning	Boston Public Health Commission	Boston, MA
Susan	Jouard	Senior Public Affairs & Communications Manager	NeighborWorks America	New York, NY
Mary Ellen	Jutras	Vice President, Deputy Director	Federal Home Loan Bank of Boston	Boston, MA
Barry	Keppard	Public Health Manager	Metropolitan Area Planning Council (MAPC)	Boston, MA
Chrystal	Kornegay	President & CEO	Urban Edge	Boston, MA
Pat	Kosma	Chief Executive Officer	Kennebec Valley Community Action Program	Waterville, ME
Joseph	Kriesberg	President	Massachusetts Association of Community Development Corp. (MACDC)	Boston, MA
Dennis	Lagueux	Senior Vice President, Community Development	TD Bank	Bedford, NH
Gail	Latimore	Executive Director	Codman Square Neighborhood Development Corp.	Boston, MA

Celeste	Lee	Senior Director, Grantmaking	Blue Cross Blue Shield Massachusetts Foundation	Boston, MA
Andre	Leroux	Executive Director	Massachusetts Smart Growth Alliance	Boston, MA
Angie	Liou	Director of Real Estate	Asian Community Development Corporation	Boston, MA
Emily	Loomis	Director of Real Estate	The Neighborhood Developers	Chelsea, MA
Jennifer	McAllister	Senior Manager, Regional Partnerships	NeighborWorks America	Washington, DC
Christina	McHenry	Senior Vice President, Public Relations	NeighborWorks America	Washington, DC
Myechia	Minter-Jordan	President & CEO	The Dimock Center	Roxbury, MA
Jessica	Mulcahy	Senior Manager, Success Measures	NeighborWorks America	Boston, MA
Madeline	Nash	Director of Real Estate	Coalition for a Better Acre	Lowell, MA
Harold	Nassau	Senior Manager,. Asset Management	NeighborWorks America	Boston, MA
Mayra	Negrón	Chief Officer of Operations	Inquilinos Boricuas en Acción (IBA)	Boston, MA
Beata	Nelken, MD	Pediatrician	Thundermist Health Center	Woonsocket, RI
Sarah	Norman	Senior Advisor, Health & Housing	NeighborWorks America	Washington, DC
Mickey	Northcutt	Chief Executive Officer	North Shore CDC	Salem, MA
Glen	Ohlund	Community Development Northern New England	TD Bank	Boston, MA
Lea Susan	Ojamaa	Director, Division of Prevention & Wellness	Massachusetts Department of Public Health	Boston, MA
Bernadette	Orr	Director, Community Building Program	NeighborWorks America	Boston, MA
Nam	Pham	Executive Director	VIET-AID	Dorchester, MA
Colette	Phillips	President & CEO	Colette Phillips Communications	Boston, MA
David	Price	Executive Director	Nuestra Communidad Development Corp.	Boston, MA
Katie	Provencher	Director of Community Engagement	Urban Edge	Boston, MA
Joan	Quinlan	Executive Director	Massachusetts General Hospital Center for Community Improvement	Boston, MA
Rebecca	Regan	President, Capital Markets	Housing Partnership Network	Boston, MA
Steve	Ridini	Vice President	Health Resources in Action	Boston, MA
Christine	Rogers	Senior Community Investment Manager	Federal Home Loan Bank of Boston	Boston, MA

Mullen	Sawyer	Executive Director	Oak Hill CDC	Worcester, MA
Esther	Scholorholtz	Senior Vice President, Director Community Investment	Boston Private Bank	Boston, MA
Vita	Shklovsky	Housing & Community Investment Compliance Analyst	Federal Home Loan Bank of Boston	Boston, MA
Ascala	Sisk	Director, Community Stabilization	NeighborWorks America	Washington, DC
Noémie	Sportiche	Public Health Planner & Research Analyst	Metropolitan Area Planning Council (MAPC)	Boston, MA
Joan	Straussman	Senior Director	NeighborWorks America	New York, NY
Michael	Tager	Vice President	TD Bank	Burlington, MA
Elizabeth	Tanefis	Program Manager	Health Resources in Action	Boston, MA
Katherine	Trimble	Board President	Community Works Rhode Island	Providence, RI
Bob	Van Meter	Executive Director	LISC	Boston, MA
Arisleyda	Veloz		Lawrence CommunityWorks	Lawrence, MA
Kimberly	Vermeer	President	Urban Habitat Initiatives, Inc.	Boston, MA
Maureen	Voghel	Executive Director	Neighborhood Housing Services of New Britain	New Britain, CT
Matthew	Wally	Community Development Group Manager	TD Bank	Worcester, MA
Dee	Walsh	Executive Vice President	Housing Partnership Network	Boston, MA
Jeanne	Wardford	Director, National Partnerships	NeighborWorks America	Washington, DC
Amy	Weatherbee	Grants Administrator	Greater Lawrence Family Health Center	Lawrence, MA
Eleanor	White	President & CEO	Housing Partners, Inc.	Watertown, MA
Michael	Williams	Relationship Manager	NeighborWorks America	Boston, MA
Kenneth	Willis	First Vice President	Federal Home Loan Bank of Boston	Boston, MA
Beverly	Wing	Program Consultant	Non-Profit Consultant	Boston, MA
Ben	Wood	Healthy Community Design Coordinator	Massachusetts Department of Public Health	Boston, MA
Ann	Woodward	Principal	Ann Woodward Consulting	Arlington, MA
Jim	Word	Senior Relationship Manager	NeighborWorks America	Boston, MA
Susan	Younis	Equity Builder Program Manager	Federal Home Loan Bank of Boston	Boston, MA

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Resources

Community Development and Health Initiatives

- National Center for Healthy Housing, Case Studies: http://nchh.org/Training/Green-and-Healthy-Housing.aspx
- East Bay Asian Local Development Corporation, Strategic Plan: http://www.ebaldc.org/healthy-neighborhoods
- Green and Health Homes Initiative in Buffalo, NY: http://www.cfgb.org/leadership/green-and-healthy-homes-initiative/
- Health Resources in Action Policy and Practice Report: Leveraging Multi-Sector Investments – New Opportunities to Improve the Health and Vitality of Communities. http://hria.org/uploads/reports/PPReport_r3_011614_pages.pdf
- Massachusetts Public Health Association "Act Fresh" Campaign: http://www.mphaweb.org/actfresh.htm
- Massachusetts Prevention and Wellness Trust Fund: http://blog.mass.gov/publichealth/commissionerscorner/the-prevention-and-wellness-trust-fund-working-to-control-health-care-costs-in-ma/

Understanding the Affordable Care Act

- Catholic Health Association of the United States, Community Benefits article: www.chausa.org/communitybenefit[chausa.org].
- Healing Communities and the Environment: Opportunities for Community Benefits Programs. Catholic Health Association of the United States, August 2013 https://CHA_HealingComm&Enviro_web.pdf]
- Mercy Housing, Imagine our Communities Healthy: http://www.mercyhealthmuskegon.com/documents/MercyHealthPartners-Muskegon/MU68330%20LakeshoreCHNAbook%20912.pdf
- ACA's community benefit: http://www.hilltopinstitute.org/publications/HospitalCommunityBenefitsAfterTheACA-StateLawLandscapeIssueBrief6-March2013.pdf[hilltopinstitute.org]

Measurement Tools

- A brief overview of the health impact assessment process from the National Research Council: http://dels.nas.edu/resources/static-assets/materials-based-on-reports/reports-in-brief/Health-Impact-Assessment-Report-Brief-Final.pdf[dels.nas.edu].
- Health Resources in Action Policy and Practice Report. Health Impact Assessment: A Basic Guide http://hria.org/uploads/catalogerfiles/hia-policy-and-practice-report/HRiA_HIA_Guide.pdf
- Health Impact Assessments in Massachusetts: http://www.mass.gov/eohhs/gov/departments/dph/programs/community-health/mass-in-motion/community/strategies/health-impact-assessments.html
- Public Health Initiative, Health in All Policies work: http://www.phi.org/resources/?resource=hiapguide&utm_source=PHI+Newsletter&utm_campaign=a59f600f32-Health_in_All_Policies_Guide_Launches9_30_2013&utm_medium=email&utm_term=0_14767b3be6-a59f600f32-23380753
- Center for Community Health Education Research and Service, Inc: www.cchers.org
- Catholic Health Association of the United States: http://www.chausa.org/knowledge-center/cha-knowledge-center (register to access database of publications including, Assessing and Addressing Community Health Needs.)
- Success Measures: www.nw.org/successmeasures

Research and Reporting

- Investing in What Works Conference, Nov. 8, 2013: http://www.whatworksforamerica.org/investing-in-what-works-boston/
- Federal Reserve Bank of San Francisco, SOCAP Health Conference materials: http://www.frbsf.org/community-development/events/2013/september/socap-social-capital-markets-health/
- Robert Wood Johnson Foundation. Q & A with David Erikson on Community Development and Public Health: http://www.rwjf.org/en/blogs/new-public-health/2011/06/community-development-and-public-health-a-qa-with-david-erickson.html?cid=xsh_rwjf_em#.UlQCLbxWeuk.email
- Healthy Communities Conference sponsored by the Federal Reserve Bank of Boston: http://www.bos.frb.org/commdev/conf/2011/healthy-communities/index.htm
- Camden Coalition of Health Care Providers, Addressing the One Percent: An Interview with Jeffrey Brenner, MD http://www.camdenhealth.org/addressing-the-one-percent-an-interview-with-jeffrey-brenner-md/
- MACDC, A Smarter Way to Reduce Health Care Spending: http://www.macdc.org/2011/04/a-smarter-way-to-reduce-health-care-spending
- Robert Wood Johnson Foundation, How Hot Spotting Cut Health Care Costs by 50%: http://www.rwjf.org/en/about-rwjf/newsroom/features-and-articles/Brenner11.html
- PBS video: Doctor Hotspot http://www.pbs.org/wgbh/pages/frontline/doctor-hotspot/

Notes

NeighborWorks® America

12 Ways We Built Strong Communities in FY2012

NeighborWorks America and our partners worked together for strong communities by

Delivering Knowledge and Expertise

305,000 households were assisted with their housing needs.

15,000 families obtained a new, affordable home.

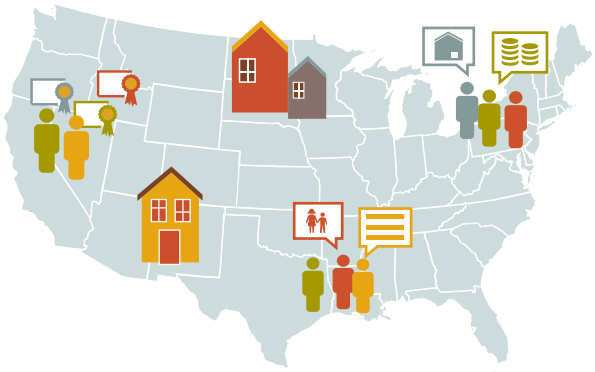
More than 102,000 quality, affordable rental homes were provided by the NeighborWorks network.

121,900 consumers were better informed to make housing decisions.

18,500 homeowners preserved their homes.

Families in 4,600 cities and towns nationwide achieved or preserved the dream of homeownership.

Training the Field



More than 3,100 organizations are better trained to serve their communities.

12,570 professionals developed skills to better help low-income families.

20,000 training certificates were awarded to nonprofit professionals and residents.

Investing in Communities

NeighborWorks America leveraged **more than $4.6 billion** of direct investment in communities.

NeighborWorks America granted **$85.2 million** to strengthen nonprofits and their neighborhoods.

Neighbors volunteered more than **1.23 million** hours to improve their communities.

Working Together for Strong Communities

NeighborWorks® AMERICA

NeighborWorks America at a Glance

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

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

▸ Homebuyer education and counseling.

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

▸ Affordable rentals.

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

▸ Financial coaching.

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

▸ Foreclosure intervention.

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

▸ Community revitalization.

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

continued

▸ Resident and volunteer services.

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

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

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

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

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

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

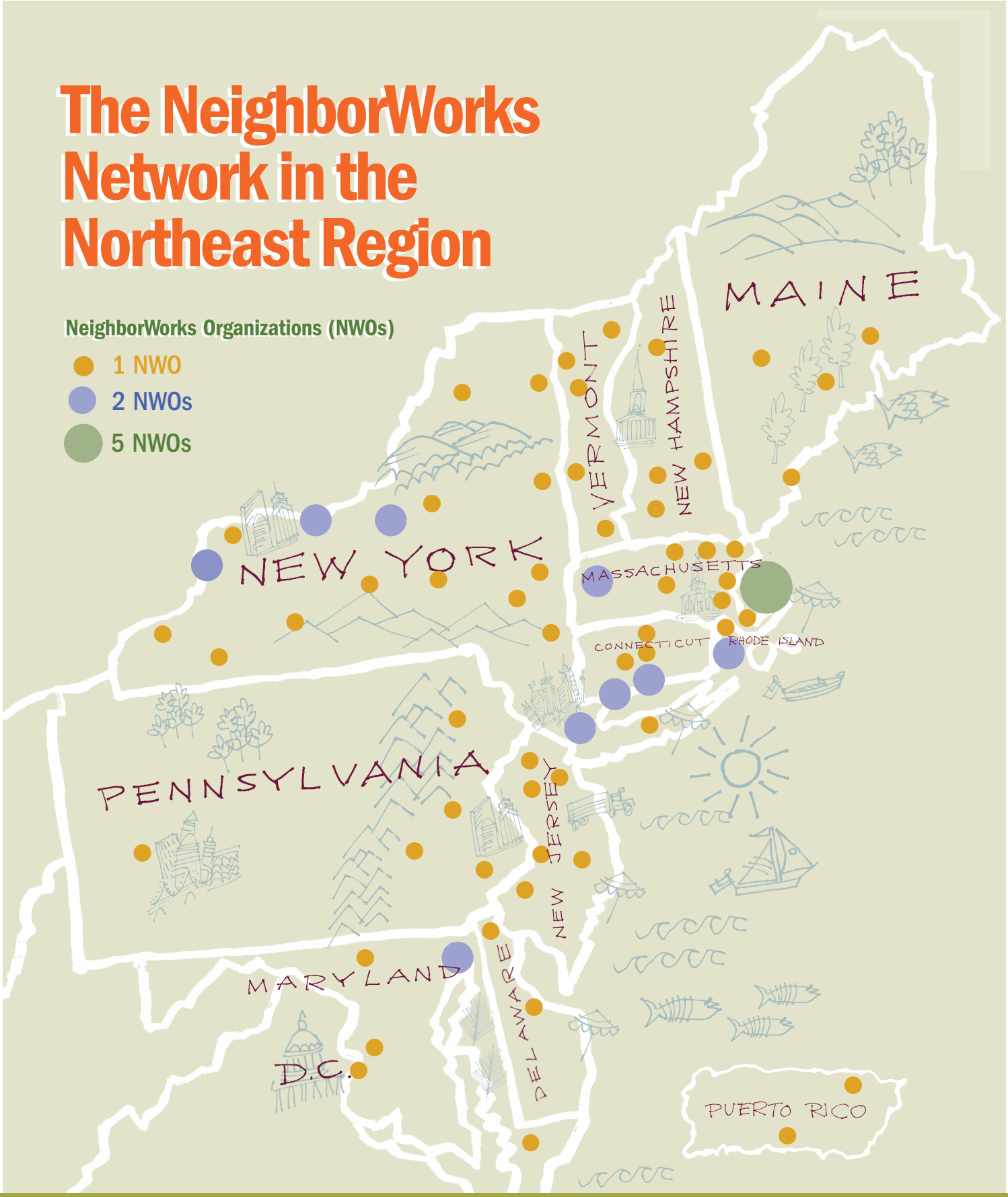
Goal 3: NeighborWorks America supports a Network of Excellence of strong, sustainable NeighborWorks organizations that collectively leverage expertise and effective business models.

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

Goal 5: NeighborWorks America optimizes its organizational performance to achieve its strategic goals.

NeighborWorks® AMERICA **www.nw.org**

The NeighborWorks Network in the Northeast Region



Working Together for Strong Communities

NeighborWorks® AMERICA

About NeighborWorks® America Northeast Region

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

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

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

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

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

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

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

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

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

NeighborWorks Organizations in the Northeast Region

Connecticut

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

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

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

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

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

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

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

Delaware

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

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

District of Columbia

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

Maine

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

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

Kennebec Valley Community Action Program Housing Services
97 Water Street
Waterville, ME 04901
207.859.1500
www.kvcap.org
Pat Kosma, CEO

Penquis Community Action Program, Inc
262 Harlow Street
Bangor, ME 04401
207.973.3500
www.penquis.org
Charles Newton, Chief Executive Director

Maryland

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

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

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

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

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

Massachusetts

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

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

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

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

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

Madison Park Development Corporation
Roxbury Center for Arts at Hibernian Hall
184 Dudley St, Ste. 102
Roxbury, MA 01229
617.541.3900
www.madison-park.org
Jeanne Pinado, CEO & Executive Director

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Quincy, MA 02169
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www.neighborhoodhousing.org
Robert Corley, Executive Director

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

Nuestra Comunidad Development Corp.
56 Warren Street Ste. 200
Roxbury, MA 02119
617.427.3599
www.nuestracdc.org
David Price, Executive Director

Oak Hill Community Development Corp.
74 Providence Street
Worcester, MA 01604
508.754.2858
www.oakhillcdc.org
Mullen Sawyer, Executive Director

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

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Chelsea, MA 02150
617.889.1375
www.theneighborhooddevelopers.org
Ann Houston, Executive Director

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

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

New Hampshire

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

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

Laconia Area Community Land Trust
658 Union Avenue
Laconia, NH 03246
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www.laclt.org
Linda L. Harvey, Executive Director

NeighborWorks® Southern New Hampshire
801 Elm Street, 2nd Fl., Manchester, NH 03101
Manchester, NH 03101
603.626.4663
www.nwsnh.org
Robert Tourigny, Executive Director

New Jersey

Affordable Housing Alliance
59 Broad Street
Eatontown, NJ 07724
732.389.2958
www.housingall.org
Donna M. Blaze, CEO

HANDS, Inc.
15 South Essex Avenue
Orange, NJ 07050
973.678.3110
www.handsinc.org
Patrick Morrissy, Executive Director

Housing Partnership for Morris County
2 East Blackwell Street Ste. 12
Dover, NJ 07801
973.659.9222
www.housingpartnershipnj.org
Jessica Padilla Gonzalez, Executive Director

La Casa de Don Pedro
75 Park Avenue
Newark, NJ 07104
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Raymond Ocasio, Executive Director

New Jersey Community Capital
108 Church Street, 3rd Flr
New Brunswick, NJ 08901
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Wayne T. Meyer, President

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Camden, NJ 08105
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Pilar Hogan Closkey, Executive Director

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Arbor Housing and Development
16 West William Street
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Jeffrey Eaton, CEO

Asian Americans for Equality
108 Norfolk Street
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www.aafe.org
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Chautauqua Home Rehabilitation and Improvement Corporation
2 Academy Street
Mayville, NY 14757-1002
716.753.4650
www.chric.org
Joshua Freifeld, Executive Director

Community Development Corporation of Long Island
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Centereach, NY 11720-3576
631.471-1215
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Marianne Garvin, President and CEO

Home HeadQuarters
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Kerry Quaglia, Executive Director

Housing Assistance Program of Essex County
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www.hapec.org
Alan Hipps, Executive Director

Housing Resources of Columbia County
252 Columbia Street
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Stephanie Lane, Executive Director

Hudson River Housing
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Poughkeepsie, NY 12601
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Ithaca Neighborhood Housing Services
115 West Clinton Street
Ithaca, NY 14850
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NHS of North Bronx
NHS of Northern Queens
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San Juan Neighborhood Housing Services
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Canals Slip 19
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107 North Main Street, Room 16
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