COMMUNITY DEVELOPMENT LEADERSHIP INSTITUTE

Inaugural Forward Equitable Development Conference

Wednesday, June 28th

Morning Session: Public Health Management Corporation
Afternoon Session: Temple University Center City Campus

www.pacdc.org  @phillycdcs  #EquitablePhilly
June 28, 2017

Conference Participants,

Welcome to the first annual Forward Equitable Development Conference. PHMC is honored to be part of the initiative of "Building Stronger Neighborhoods" in the City of Philadelphia. We are excited to partner with PACDC, Temple University, the City of Philadelphia and the Federal Reserve Bank of Philadelphia to host the event. Thank you for taking the time to attend and we hope you enjoy the conference.

Rhonda A. Coleman
Managing Director, Real Estate & Facilities

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**Special Thanks to Our Conference Planning Committee**

- **Dave Buches**  
  Federal Home Loan Bank of Pittsburgh

- **Sydney Diavua**  
  Federal Reserve Bank of Philadelphia

- **Rose Gray**  
  Asociación Puertorriqueños en Marcha

- **Andrew Frishkoff**  
  Philadelphia LISC

- **Melissa Long**  
  Division of Housing and Community Development

- **Wanda Mial**  
  Mialstones Consulting

- **William Parshall**  
  Temple University

- **Rhonda Coleman**  
  Public Health Management Corporation

- **Stacey Eleby**  
  Temple University

- **Bryan Fenstermaker**  
  Passyunk Avenue Revitalization Corporation

- **Nora Lichtash**  
  Women’s Community Revitalization Project

- **Susan Jouard**  
  NeighborWorks America

- **Lynn Mandarano**  
  Temple University

- **Theresa Singleton**  
  Federal Reserve Bank of Philadelphia
June 28, 2017

Temple University Center City is pleased to co-host with the Philadelphia Association of Community Development Corporations for today’s Equitable Development conference.

The Center City campus supports a variety of professional development programs including the Temple University Real Estate Institute. We also provide contract training and rental of classroom space and computer classrooms to government agencies and non-profit organizations.

One of the other missions of the campus is to hold conferences and public policy forums that focus on issues of importance to Philadelphia and the region. Equitable Development is an issue that touches, not only on neighborhoods, but also on the broader national issue of wealth inequality. The panel topics are both timely and informative.

Temple University Center City looks forward to working with PACDC on such issues in the future.

William Parshall
Director
Department of Planning and Community Development

June 28, 2017

We are honored to partner with the Philadelphia Association of Community Development Corporations on this Equitable Development conference in celebration of PACDC’s 25th anniversary.

Since 2013, the Department of Planning and Community Development has been working with PACDC to offer lectures at Temple University aimed at increasing the capacity of students and professionals engaged in serving our communities to achieve more equitable and sustainable outcomes.

We are very fortunate to have the opportunity to work with such an accomplished partner.

Lynn Mandarano, PhD
Department Chair
The City of Philadelphia’s Division of Housing and Community Development welcomes you to the 2017 Forward Equitable Development Conference. We are pleased to partner with PACDC, Temple University, Public Health Management Corporation and the Federal Reserve Bank of Philadelphia to help make today possible.

Every Philadelphia neighborhood is important. Our commitment is to work with our partners – at this conference and in the community – to help every neighborhood thrive. The conversations you have here today will be an important part of that process.

Creating equitable development is a challenge we must all accept. I look forward to hearing the outcomes of today’s session.

Sincerely,

Anne Fadullon
Director
Department of Planning and Development
Dear Attendees:

The Federal Reserve Bank of Philadelphia is pleased to be a cosponsor of the inaugural Forward Equitable Development Conference. Our partnership with the Philadelphia Association of Community Development Corporations (PACDC) is one of the ways the Philadelphia Fed seeks to increase nonprofit capacity and promote inclusive growth.

The Philadelphia Fed recently established the Economic Growth & Mobility Project (EGMP) to promote strategies that allow everyone to gain the access and tools for economic success. One of the EGMP’s goals is to bring together public, private, and philanthropic stakeholders to discuss ways to make economic improvements.

The Philadelphia Fed does not make loans, but we can use our convening authority to host conferences that bring lenders of all types — banks, philanthropic funds, and socially aware lenders — to interact with entrepreneurs, housing advocates, and community development agencies to share knowledge and foster partnership.

In addition, the EGMP will highlight the valuable research produced by the Federal Reserve System and others. At the Philadelphia Fed, economists are focused on the areas of job creation, education and workforce development, and affordable housing. Finally, EGMP “Research in Action” labs will identify evidence-based approaches and best practices that address poverty issues.

The EGMP wants to collaborate with community leaders, policymakers, and everyday citizens to improve economic opportunity for all. This week’s conference is an important contribution to that effort and we hope you all enjoy the day’s offerings.

Best,

Theresa Y. Singleton

Senior Vice President & Community Affairs Officer
Forward Equitable Development Conference:

Building Stronger Neighborhoods Now and For the Future

Wednesday, June 28, 2017

Public Health Management Corporation Conference Center
1500 Market Street, Lower Mezzanine Conference Center

8:30 – 9:00 a.m.
Registration, Breakfast and Networking

9:00 - 9:45 a.m.
PACDC Membership Meeting & Briefing on Rebuild Philadelphia Initiative (Presenters: David Gould, Deputy Director, Community Engagement and Communications; Kira Strong, Deputy Director, Design and Construction; Nicole Westerman, Executive Director)

9:45 - 10:30 a.m.
Opening Keynote: Dr. Mindy Fullilove
Fullilove has spent the past 30 years investigating how broken connections between various parts of cities harm public health and, more recently, exploring ways to reconnect them -The New York Times

10:30 - 11:30 a.m.
Post-Keynote Panel Discussion
Gentrification: How the Research Meets the Streets
As Philadelphia’s building boom continues, gentrification is still on a lot of minds. Is gentrification really happening, or are fears overblown? On this panel, researchers will present their findings while practitioners will speak from their on the ground perspective. Panelists: Naida Burgos, Asociación Puertorriqueños en Marcha; Eileen Divringi, Federal Reserve Bank of Philadelphia; Emily Dowdall, Reinvestment Fund; Elhadj Ndiaye, City of Philadelphia Division of Housing and Community Development; and Sarah Yeung, Philadelphia Chinatown Development Corporation. Moderator: Beth McConnell, Philadelphia Association of Community Development Corporations

Temple University, Center City Campus
1515 Market Street, 2nd & 3rd Floors

11:30 - 12:30 p.m.
Lunch at the Community Development Market Place 2nd Floor, Room 222

12:30 - 2:00 p.m.
Round I: Concurrent Workshops and Roundtables 3rd Floor
Snack Break in Community Development Market Place Room 222

2:15 – 3:30 p.m.
Round II: Concurrent Workshops and Roundtables 3rd Floor
Snack Break in Community Development Market Place Room 222

3:45 - 5:00 p.m.
Round III: Concurrent Workshops and Roundtables 3rd Floor

5:00 p.m.
Networking and Relaxation at Dilworth Park Beer Garden – City Hall
Mindy Thompson Fullilove, M.D.
The New School
University of Orange

Mindy is professor of urban policy and health at The New School. Prior to joining the New School in 2016, she worked for 26 years as a research psychiatrist at the New York State Psychiatric Institute and a professor of clinical psychiatry and public health at Columbia University. She was educated at Bryn Mawr College (AB, 1971) and Columbia University (MS, 1971; MD 1978). She is a board certified psychiatrist, having received her training at New York Hospital-Westchester Division (1978-1981) and Montefiore Hospital (1981-1982). She has conducted research on AIDS and other epidemics of poor communities, with a special interest in the relationship between the collapse of communities and decline in health.


You can purchase her books in the Community Development Marketplace during the afternoon.
Brownfields + Subsidence + Sea Level Rise + Love = Eastwick

Panelists: Ashley Di Caro, Interface Studio; Mindy Fullilove, University of Orange; Molly Kaufman, University of Orange; Aubrey Murdock, University of Orange

Eastwick is a neighborhood in Southeast Philadelphia challenged by brownfields, subsidence and sea level rise, but dearly loved by its residents. The neighborhood is in the process of examining the ways in which the reuse of key parcels can kick start solutions to this array of problems. Planners, designers, and a team of ecologists, business development experts and community engagement strategists are working with residents on the ground in leading the effort. This workshop will present the challenges facing the neighborhood and invite participants to discuss the ways in which the neighborhoods they come from are dealing with one or more of these issues.

Community Control: Sustaining Affordability through Community Land Trusts

Panelists: Christi Clark, Women’s Community Revitalization Project; John Davis, Burlington Associates; Nora Lichtash, Women’s Community Revitalization Project

In this interactive workshop, participants will learn the civil rights origins of Community Land Trusts and identify local applications of the land trust model to preserve affordability as neighborhoods across the city face change and the threat of gentrification and displacement.

Integrated Health and Wellness Services at the Neighborhood Level

Panelists: Angie Alomor-Gilbert, Public Health Management Corporation (PHMC); Dinetta Armstrong, PHMC; Adam Fussaro, PHMC; David Kensler, PHMC; Jennifer Lydic, PHMC; Kimberly Malayter, PHMC; Kathy Wellbank, PHMC; Jay Wussow, PHMC

This session will outline the Public Health Management Corporation’s programs, provide examples of populations served and define how integrated health services benefit both families and communities. These services include behavioral health as well as primary care. They focus on keeping families together, making families healthy and productive in their own communities. The focus is to make necessary services available, accessible and affordable to all people. PHMC also is working to integrate services to make receiving treatment convenient and comprehensive, to promote wellness through a proactive approach, and reduce the incidences of physical or behavioral crisis.
JumpStart Your Neighborhood: How to Grow Developers Locally

Panelists: Casey O'Donnell, Impact Services Corporation; Carolyn Placke, Philadelphia LISC; Ken Weinstein, Philly Office Retail

The JumpStart model started in Germantown as a way to reduce blight and keep wealth local, and is now expanding to other neighborhoods as a successful model of community development through mentoring, connecting, and funding local aspiring developers. Learn about this innovative social enterprise and its potential impact on neighborhoods.

Using Data to Promote Equitable Development: A Guided Exercise

Panelists: Emily Dowdall, Reinvestment Fund; Angel Rodriguez, Asociación Puertorriqueños en Marcha; Ken Steif, Urban Spatial

Datasets related to housing, health, and other topics can create a more detailed and accurate picture of neighborhood-level conditions than Census estimates, and thus represent a unique resource for targeting equitable development policies. Presenters will walk participants through an insider’s tour of data analysis at the neighborhood level.

What Does Fair Housing Have to Do with Equitable Development and My Community?

Panelists: Paul Chrystie, Division of Housing and Community Development; Kyle Flood, Philadelphia Housing Authority; Will Gonzalez, Ceiba; Rasheedah Phillips, Community Legal Services; Dan Urevick-Ackelsberg, Public Interest Law Center; Sarah Yeung, Philadelphia Chinatown Development Corporation

Where you live matters. The City of Philadelphia’s 2016 Assessment of Fair Housing process collected strategies and goals across neighborhoods to create a living, relevant plan to create a city of opportunity. Attendees will learn from community organizers and representatives from the Division of Housing and Community Development and the Philadelphia Housing Authority how the plan tackles barriers to opportunities for housing, transportation, education, and health. Come away with the answer to the question, What can fair housing do for my community.
The Danger of the Opt Out: Preserving Affordable Rental Housing

Panelists: Rita Burns, Temple University Beasley School of Law; Jenny Chen, Mt. Vernon Manor CDC; Rachel Garland, Community Legal Services; Rasheedah Phillips, Community Legal Services

Presentation and discussion of the risk of losing thousands of subsidized housing units in Philadelphia over the next 20 years, the racial impact of this loss, and potential strategies to preserve and stabilize affordable housing. Presenters will explicitly address racial inequity in decisions made around preservation of affordable housing, and present and discuss creative strategies for addressing preservation of affordable housing in both disinvested neighborhoods and neighborhoods experiencing gentrification.

Neighborhood Business Districts and Equitable Development

Panelists: Alex Balloon, Tacony CDC; Stephanie Michel, North 5th Street Revitalization Project

This session will apply principles of equitable development to efforts to revitalize neighborhood business districts, exploring the range of efforts being undertaken along diverse commercial corridors to support small business development, attract new businesses, and expand customers.

Sowing Community Ownership through Grassroots Planning

Panelists: Helen Brown, Project HOME; Woo Kim, WRT Design; Ed McColly, Project HOME;

In one of the poorest zip codes in Philadelphia, a small group of residents and stakeholders are working hard to seed neighborhood transformation by cultivating words into action, promises into projects and, most importantly, decades of pessimism into hope and activism.
**Stories of Community: An Arts-Based Approach to Neighborhood Planning**

*Panelist: Lisa Jo Epstein, Just Act*

The complex work of neighborhood revitalization needs all hands on deck to address and advance lasting neighborhood change—residents, community developers, educators, small and large businesses and artists. This workshop will explore innovative ways neighborhood organizations are powering up local engagement and activism into meaningful action in collaboration with artists. Leading this interactive session will be Lisa Jo Epstein, Ph.D., founder of JustAct, an art and social change organization.

**We Get the Job Done: Workforce Development for Equitable Communities**

*Panelists: Sheila Ireland, West Philadelphia Skills Initiative; Lisa Varon, PowerCorps PHL*

Real equity begins on payday. Learn how local groups are building skills and opportunities to address improving that payday for low-income Philadelphians through workforce development.
Community Care and Community Development: A Conversation on the Intersections of Community Wellness, Social Work and Community Development

Panelists: Matthew Grande, Shift Capital; Wanda Mial, Mialstones Consulting; Caitlin O’Brien, Scattergood Foundation; Zoë Van Orsdol, Impact Services Corporation

This roundtable will feature staff from CDCs, social work agencies and Trauma informed care professionals exploring the historical, clinical and on-the-ground experiences of efforts to holistically address individual and community needs and the challenges and opportunities of undertaking this work as a community development strategy.

Exploring Restorative Justice Practices in Developing Equitable Communities

Panelists: Drick Boyd, Eastern University; Kendra Brooks, Eastern University

This session will engage community developers in rethinking engagement and planning practices through a restorative framework for building equitable development. Restorative practices allow all stakeholders the opportunity to be heard, thus strengthening communication towards building stronger and more cohesive communities. Participants will learn techniques and insights on how to break-down mistrust and fear while building environments of supportive listening and mutual goal setting within the context of building more inclusive and adaptable communities.

Making the Deal Work: Gap Financing for Affordable Housing Development

Panelists: Dave Buches, Federal Home Loan Bank of Pittsburgh; Bryce Maretzki, Pennsylvania Housing Finance Agency; Stephanie Wall, People’s Emergency Center CDC

Explore state and local sources of gap (or soft) financing from the Federal Home Loan Bank’s Affordable Housing Program, Pennsylvania Housing Finance Agency, and City of Philadelphia for affordable housing development, and how decision makers and community developers implement these resources on the ground, using the People’s Emergency Center CDC’s 4050 Apartments as a case study.
Social Impact and Public-Sector Partnerships: A Local Example

Panelists: Greg Heller, Philadelphia Redevelopment Authority; James Wright, People’s Emergency Center CDC

This session will explore the role the public sector can play in incentivizing developers, who are building on publicly-owned land, to design projects that have a positive impact on the communities where they are located. The panel will also include the perspective of a community developer engaged in these issues on the ground locally.

Strengthening America’s Middle Neighborhoods

Panelists: Ira Goldstein, Reinvestment Fund; Joe McNeely, McNeely Legal Services; Councilwoman Cherelle Parker, Philadelphia City Council

Between the strong and rebounding neighborhoods and the distressed neighborhoods in America’s cities are Middle Neighborhoods, communities that house modest-income Americans, often a more diverse population than the city at large, and lots of naturally occurring affordable housing that could go either way, into growth or decline. This category of neighborhoods has received virtually no strategic attention in decades. To build and sustain the middle class, these middle neighborhoods need focused interventions and investment in order to thrive. Join the discussion and learn strategies to address the situations that middle neighborhoods face.

The Fund for Quality: Developing and Sustaining High Quality Early Childhood Education Centers

Panelists: Ashley Motta, Reinvestment Fund; LaToshia Sanders, Public Health Management Corporation

High quality early education is a crucial factor to ensuring that young people can grow to successful adults. Community organizations and neighborhood action groups are increasingly faced with the lack of available quality education choices in their local communities. This workshop will explore the Fund for Quality, a vibrant funding and technical assistance program that seeks to advance the depth and breadth of quality and impact for early learning centers throughout the city.
Angie Alomor-Gilbert – As Managing Director of Behavioral Health Services, Angelita leads PHMC’s behavioral health treatment programs in a variety of outpatient and residential settings. Angelita is a key part of the leadership team spearheading integration of physical and behavioral health at the health centers and across other PHMC programs, forensic case management services, recovery support and youth treatment and trauma services. With more than 25 years of service, Angelita manages community-based outreach programs that serve more than 15,000 individuals and families annually. Previously, Angelita served as the program director of PHMC affiliate, Interim House West, a residential treatment program for women with substance abuse and behavioral health issues. Prior to joining PHMC, Angelita worked as a pediatric nurse with Children’s Hospital of Pennsylvania and holds specialty certifications in infertility, pediatrics and psychiatric nursing. She earned a B.S.N. from Pennsylvania State University and is an active member of the National Hispanic Nurse’s Association.

Dinetta Armstrong is the Managing Director of Specialized Health Services at Public Health Management Corporation. Ms. Armstrong has an MBA from Temple University with a concentration in Health Care Administration and a BS from Pennsylvania State University in Health Policy and Administration. For over 15 years, she has worked in the field of healthcare in a variety of settings to include long term care, acute care, and ambulatory care. In her position at PHMC, she oversees the operations and facilities of five federally qualified health centers. Her prior employment tenure has included Administrative Director at Howard University Hospital, Assistant to the CEO at AI duPont Hospital for Children, Quality Director at Aquacap Pharmaceutical and Assistant Administrator at Manor Care Health Services.

Alex Balloon is the Director & Corridor Manager of the Tacony Community Development Corporation where he focuses on commercial corridor development and neighborhood revitalization in the Tacony community in Northeast Philadelphia. Alex is a strong advocate for commercial corridor revitalization--successfully leading the effort to save the city’s Storefront Improvement Program in 2015. In just five years Alex’s work with the Tacony CDC has welcomed 18 new businesses, renovated 30 storefronts, and welcomed tens of millions of dollars in new investment. In 2016, Main Street America selected Tacony as one of the first demonstration communities for the nationwide Main Street "Refresh" approach to Neighborhood Business District Revitalization funded by the Knight Foundation. Alex received his Master of Science in Preservation and Urban Redevelopment from the University of Pennsylvania in 2009.

Dr. Drick Boyd is Professor of Urban & Interdisciplinary Studies at Eastern University and currently serves as director of the Masters of Arts in Urban Studies Program. The Urban Studies program is committed to train change agents to transform urban communities and offers concentrations in Community Development, Youth Development and Juvenile Justice Ministry. Dr. Boyd has taught at Eastern since 1997. Prior to that for 19 years he was an American Baptist pastor in Boston (MA), Jersey City (NJ), Minnesota and Broomall, PA, and a youth worker in the Jamaica Plan neighborhood of Boston. Currently, he is a member of the Education Action team of POWER, a member of NewCORE (New Conversations on Race and Ethnicity) and Heeding God’s Call to Prevent Gun Violence. He is the author of several articles on racial justice, popular education, leadership, and urban spirituality, as well three books: Spirituality in Higher Education: Autoethnographies(with Dr. Heewon Chang, Left Coast press, 2011); White Allies in the Struggle for Racial Justice (Orbis 2015); and Paulo Friere: His Faith, Spirituality and Theology (with Dr. James Kirylo, Sense, Fall 2017)
Kendra Brooks is an instructor of Restorative Practices (IIRP trained) and an organizing member and parent advocate activist with Parents United for Public Education. She has conducted restorative practices trainings and family and community advocacy in New York, Philadelphia, Baltimore and Raleigh, North Carolina and presented at regional and national conferences. Her activism spans education, social justice and economics using restorative practices as a core value for systematic change. She has presented for the Federal Reserve Board of Governors, teacher unions and numerous rallies and marches. Kendra is currently developing a parent engagement model using restorative practices to build community support for schools and plans to employ this experience working Towards a Restorative City. She holds a BS in Therapeutic Recreation from Temple University and a MBA in Management from Eastern University.

Ms. Helen Brown has been a resident of the 1800 block of North 23rd Street for over 50 years and has been a longtime community leader - organizing street cleanings, leading campaigns against blight and predatory businesses, mentoring children, and founding the two-time national champion North Philly Foot Stompers step team, to name just a few of many activities and achievements. As Project HOME’s Community Organizer, Ms. Helen has been a trusted adviser and advocate for the community as well as a founding member of the recently established St. Elizabeth's Registered Community Organization.

David Buches serves as Community Investment Manager at the Federal Home Loan Bank of Pittsburgh (FHLBank). The FHLBank is a government-sponsored wholesale bank that provides banking services to nearly 300 participating member financial institutions in the states of Delaware, Pennsylvania and West Virginia. He is responsible for promoting the Bank’s Community Investment programs in Delaware and the eastern and central portions of Pennsylvania. Mr. Buches joined the Bank in 2001 after serving as the Executive Director of the Dover Housing Development Corporation, where he directed the corporation’s affordable housing development and management operations. Mr. Buches has more than 35 years of experience in the field of affordable housing including time working for the U.S. Department of Housing and Urban Development and the Dover Housing Authority. He currently serves on the boards of the Dover Housing Development Corporation, Cornerstone Community Development Corporation and the Diamond State Community Land Trust.

Naida Elena Burgos is the former Neighborhood Advisory Committee Coordinator at the Asociación Puertorriqueños en Marcha. Her role has been to serve as a liaison between community residents and City agencies and to increase meaningful connections among community stakeholders. Prior to holding the position as NAC Coordinator at APM, Naida was a Community Connector working to implement outreach initiatives in the Eastern North Philadelphia community. Naida also worked as a Youth Worker and program developer at the Oxford Circle Christian Community Development Association to support the after school and summer programs at the site. Naida has also dedicated time serving communities in North Philadelphia, Equatorial Guinea Africa, Guatemala, Costa Rica and El Salvador through several volunteer service trips and internships. Naida holds a Masters degree in International Development from Eastern University, a Bachelor of Arts from Arcadia University and two Associate Degrees from the Community College of Philadelphia. She is proud to call Philadelphia home.
Presenter Bios

**Rita Burns** is a third year law student at Temple University Beasley School of Law. As a part of part of Temple’s Sheller Center for Social Justice: Justice Lab Clinic, she co-authored the report, Danger of the Opt-Out: Strategies for Preserving Section 8 Project-Based Housing in Philadelphia with other Temple students in partnership with Community Legal Services. Last year, Rita interned with the Consumer Housing Division of Philadelphia Legal Assistance, focusing on consumer protections in foreclosure proceedings. Currently, she is interning with Regional Housing Legal Services which provides legal representation to nonprofits developing affordable housing. Rita also serves as a Research Editor for Temple Law Review. She received bachelors’ degrees from Temple University in English and Environmental Studies.

**Jenny Chen** is a Community Development Associate with Mt. Vernon Manor Community Development Corporation, a community-based organization in Mantua that provides affordable housing and community services to West Philadelphia residents. In meeting resident priorities identified during the 2011 HUD Choice Neighborhoods Initiative planning process, she has helped coordinate a DOJ-supported public safety initiative, assisted moving forward the Mantua Greenway (a community-driven bike walking trail project), and pursued the preservation of an at-risk affordable housing project. Jenny is passionate about equitable development and authentic community engagement. She resides in Belmont and has previously worked for food access and policy research organizations.

**Councilwoman Cherelle L. Parker** proudly serves the Ninth Council District in the City of Philadelphia. This region spans throughout northwest and northeast Philadelphia communities that include Mt. Airy, West Oak Lane, East Oak Lane, Olney, Lawncrest, Lawndale, Burholme and Oxford Circle. Prior to her election in November 2015, Cherelle served for 10 years as the State Representative for the 200th Legislative District in the Pennsylvania House of Representatives, where she made history by becoming the youngest African-American woman ever elected in September 2005. During her tenure in the PA House, Cherelle served on the powerful House Appropriations Committee, as well as the Labor and Industry, Professional Licensure, Rules, and Transportation committees. Additionally, she was twice elected by her Philadelphia colleagues to serve as Chair of the Philadelphia Delegation in the PA House. In 2013, she was also appointed Vice Chair Democratic Chair of the House Committee on School Safety.

**Paul Chrystie** is the Deputy Director for Communications for the City of Philadelphia’s Department of Planning and Development. In that role he manages public outreach, media relations and social media efforts for nine public agencies. He joined the City after 11 years as a public affairs consultant, where he directed public policy and communications initiatives relating to affordable housing, environmental and transportation issues. His career also includes positions at Amtrak and the New Jersey Department of Transportation. He is a graduate of the University of Pennsylvania.
**Presenter Bios**

**Christie Clark** is the Organizing Director for the Women’s Community Revitalization Project (WCRP), a Philadelphia-based grassroots community development corporation committed to social and economic equity for low-income women and their families. Christi oversees WCRP’s policy and community engagement work. She staffs the Philadelphia Coalition for Affordable Communities, a coalition of faith, labor, disability, community and urban agriculture organizations that is working to win more resources for affordable, accessible housing and green space. Christi also supports WCRP’s community land trust, dedicated to creating permanently affordable housing. She has a 16 year history as a labor and community organizer and currently supervises WCRP’s organizing and outreach staff who implement both neighborhood and city-wide campaigns.

**John Davis** is a partner and one of the founders of Burlington Associates. He has over 30 years of experience providing technical assistance to community land trusts and other nonprofit community development organizations throughout the United States. He previously worked as a community organizer and nonprofit executive director in East Tennessee and served as Housing Director and Enterprise Community Coordinator for the City of Burlington, Vermont. He has taught housing policy and neighborhood planning at New Hampshire College and MIT. He was a co-founder of the National CLT Academy and served from 200 to 2012 as the Academy’s Dean. His publications include Contested Ground: Collective Action and the Urban Neighborhood, The Affordable City: Toward a Third Sector Housing Policy, Shared Equity Homeownership: The Changing Landscape of Resale-restricted, Owner-occupied Housing, and The Community Land Trust Handbook.

**Ashley Di Caro** began working as landscape and urban designer at Interface Studio in 2008. During this time, she’s been cultivating her interests in the multidisciplinary approach to sustainable design and planning, and has played a key role in many planning processes in Philadelphia, such as Rebuild Philadelphia, the Philadelphia Land Bank Strategic Plan, and the Lower Eastwick Public Land Strategy. She has also worked on plans in cities across the country, including Detroit, Pittsburgh, Youngstown, Wilmington, Macon, and most recently Fargo, ND. She holds a Bachelor of Science in Landscape Architecture from Rutgers University and a Master of Science in Sustainable Design from Philadelphia University, is a LEED Accredited Professional, and is the newest member of Philadelphia’s Civic Design Review Board.

**Eileen Divringi** is a Community Development Research Analyst for the Philadelphia Federal Reserve Bank. She joined the CDS&E Department of the Federal Reserve Bank of Philadelphia in June 2014. Prior to joining the Bank, she completed a graduate degree program at the University of Pennsylvania. During her studies, 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 B.A. in political science and environmental studies from the University of Michigan.
**Emily Dowdall** is Chief of Development and Policy Implementation for Reinvestment Fund’s Policy Solutions group. Reinvestment Fund builds wealth and opportunity for low-wealth people and places through the financing, analysis, and design of neighborhood and economic revitalization efforts. Emily leads research on issues including neighborhood change, fair housing and equitable development, and works with public officials, foundations and community-based organizations to apply the results of that research in making policy and investment decisions. Prior to Reinvestment Fund, Emily held the position of Officer at the Pew Charitable Trusts, where she conducted research efforts on critical issues facing Philadelphia and other cities, producing major report gentrification, school closures, and the role of public libraries in big cities, among other topics. Before Pew, she worked at the Rudin Center for Transportation Policy and Management at NYU and in New York City’s Office of the Mayor. Emily has a Master of City Planning degree from the University of Pennsylvania, and a B.A. in Metropolitan Studies from New York University.

**Kyle Flood** is Senior Advisor to the Philadelphia Housing Authority President & CEO, Kelvin Jeremiah, and previously served as the Director of Development at PHA, focused on advancing the Agency’s goal to increase and preserve affordable housing for low-income Philadelphia families. Kyle has also worked for the Sacramento Housing Authority, Michaels Development Company, and the New Jersey Housing & Mortgage Finance Agency. Kyle holds a Masters Degree in City & Regional Planning from the University of Pennsylvania School of Design, and received a Bachelors Degree in Urban Studies from Rutgers University-Camden. Kyle is Secretary Treasurer of the American Planning Association’s Housing & Community Development Division.

**Matthew Grande** is a Jersey-born (Moorestown), Philly-schooled (St Joe’s Prep and Villanova University), and World-grown (PHL-BOS-NYC-SGP-DEU) strategist, operator, and advisor with 12+ years experience supporting the world’s most successful and sophisticated financial services firms to deliver key business analysis, strategic direction, and transformation programs. He has accelerated a number of early and growth stage startups across the impact real estate (Shift Capital), consumer goods (Cora), media (MovieQu), education (Acclaim), and food and beverage industries (Philly Bread), and nurturing multiple non-profits in the urban agriculture and restorative justice (Philly Urban Creators), foster youth (The Monkey & The Elephant), and differently-abled communities (Runway of Dreams). Keep up with him on twitter @Shift_Capital.

**Rachel Garland** began her career at Community Legal Services as an Equal Justice Works fellow in 2008. She is currently serving as a staff attorney in the housing unit. Ms. Garland represents subsidized housing tenants facing a wide variety of housing issues including eviction, repairs, termination of subsidy, criminal barriers to housing, rent calculations and disability accommodations. Ms. Garland has worked extensively on the intersection of housing and domestic and sexual violence and provides representation, community education and legal advocacy in this area.
Ira Goldstein joined Reinvestment Fund in 1999 and as President of Policy Solutions leads all research on housing, community and economic development issues related to Reinvestment Fund’s organizational goals and mission. Prior to joining Reinvestment Fund, he served as the director of Fair Housing and Equal Opportunity for the mid-Atlantic region at the U.S. Department of Housing and Urban Development. For more than 25 years, Goldstein has been a Lecturer for the University of Pennsylvania’s Urban Studies program. He instructs undergraduates and graduate students in research methods, statistics, and housing policy. He holds a Ph.D., M.A., and B.A. in Sociology from Temple University.

Will Gonzalez is Executive Director of Ceiba - BA, Economics, Lehigh University; JD, Rutgers University. He has over 30 years of experience working in the Latino community. The Philadelphia Foundation’s Williams Award for Organizational Excellence and the Community Change Award from the Bread & Roses Community Fund recognized his leadership of non-profits in the 1990s. Mr. Gonzalez has received various community awards, among them; 2012 Minority Business Leader, Philadelphia Business Journal; 2014 Eagles NFL Hispanic Heritage Leadership Award; and 2015 Most Influential Latinos in Philadelphia Award - Impacto Newspaper. He is licensed to practice law in NJ and PA. He is the Past President of the Hispanic Bar Association of PA and a member of the board of the Pennsylvania Chapter of the ACLU. He has traveled extensively in Latin America and has vast experience as a radio host and newspaper columnist.

David Gould is the Deputy Director of Community Engagement and Communications for Rebuilding Community Infrastructure (Rebuild). Mr. Gould joins Rebuild from the William Penn Foundation where he served as the Program Officer for Research and Development New Initiatives – a role that allowed him to develop pilot initiatives, including community inclusion and engagement, especially in neighborhoods experiencing change. He has a B.A. in Economics and Political Science from the University of Rochester and a Master’s of Public Administration from the Fels Institute of Government at the University of Pennsylvania.

Gregory Heller is Executive Director of the Philadelphia Redevelopment Authority, the City’s agency responsible for land redevelopment and affordable housing finance and oversees the agency’s 65-person staff and its 2,500 land assets. Greg was recently recognized as a member of the Urban Land 40 Under 40 Class of 2016 representing the best young land-use professionals from around the globe as selected by members of the Urban Land Institute. He was also recently named one of Philadelphia Business Journal’s 40 Under 40. Greg’s work focuses on the intersection of real estate and social impact. In June 2013, Greg was selected to be one of the speakers at TEDx Philadelphia, where he presented on how to set up social impact real estate. Greg founded a monthly meet-up of nearly 100 developers, investors, lawyers, and other industry professionals called the Impact Development Roundtable, now convened by Urban Affairs Coalition of Greater Philadelphia. Greg also founded the Better Philadelphia Challenge, an international urban design competition, today housed at the Philadelphia Center for Architecture. Greg is the author of Ed Bacon: Planning, Politics, and the Building of Modern Philadelphia (University of Pennsylvania Press, 2013 and paperback edition in 2016).
**Sheila Ireland’s** hallmark of success is her ability to translate the context and content of organizational problems and to re-align people and processes with organizational objectives. Her ability to create tactical and innovative business strategies and initiatives produces programs that drive performance improvement and produce bottom line results in intensely competitive and highly regulated markets. With more than 30 years of management experience, Sheila has been responsible for the successful leadership of the human resources and/or training functions in the non-profit, healthcare, consulting, government and manufacturing fields. Currently Sheila leads Workforce Solutions for University City District. Workforce Solutions incorporates and expands the work of the West Philadelphia Skills Initiative by including the development of innovative approaches to building new social enterprises within UCD.

**Lisa Jo Epstein** wasn’t just born for theater, she was destined to re-imagine and direct it. The non-profit Just Act is the culmination of 28 years as an educator, director and Theatre of the Oppressed (TO) Joker (aka. facilitator). She believes there’s an artist within each of us; her approach to TO and applied theater truly gives us the tools and courage to explore, deconstruct and reconstruct ourselves as change-makers and the world around us as just. Lisa Jo founded Just Act in 2015 as a catalyst for change and activism to build a just and thriving world. With Just Act, a distinctive hybrid of artistic and community engagement, Lisa Jo develops and refreshes the capacity of social change makers and seekers to stand up for justice with renewed compassion and emboldened courage to face challenges. Just Act’s Ensemble of artist-educators work at the

**Molly Kaufman** is a community planner, journalist and youth worker. Her writing has appeared in YES Magazine, Kinfolk Magazine and the New York Times. As a community organizer in Orange, NJ, she cofounded the University of Orange, a free people’s university, worked with residents and planners to write the Heart of Orange plan and codeveloped ORNG Ink, a youth-led, user driven arts collective. She has a BA from Hampshire College, an MS in journalism from Columbia University and was a 2016 Civic Liberal Arts Fellow at the New School. She currently serves as the University of Orange Provost & Program Director and is a Listening Consultant at HUUB.

**Woo Kim** - Trained as an architect and a planner, Woo’s skill as an urban designer and planner is rooted in his ability to move from the architectural scale of housing and mixed-use development to large-scale city planning. He brings an interdisciplinary perspective to all of his work, with an emphasis on understanding the economic, environmental and social issues of place-making in the plans that he creates. Woo is a leader in WRT’s housing and neighborhoods practice, with special focus on neighborhood revitalization and social impact plans.
**Presenter Bios**

**Nora Lichtash** is Executive Director of the Women’s Community Revitalization Project (WCRP), a women-led CDC recognized for the quality, innovation, and effectiveness of its housing and community development strategies; and as an organization which involves low-income women and their families in the process of community building, self-empowerment and change. For the past 17 years, Ms. Lichtash has led WCRP’s coalition work, recruiting dozens of diverse organizations from across the city to campaigns that have been successful in winning over $100 million in new housing resources and which have been critical to the establishment of two new city institutions – Philadelphia’s Housing Trust Fund and Land Bank. Under Ms. Lichtash’s leadership, WCRP has become Philadelphia’s most active proponent for community land trusts, both by building awareness and understanding of the benefits of CDC’s and by establishing WCRP’s own Community Justice Land Trust. Ms. Lichtash currently serves on the boards of PACDC, Housing Alliance of Pennsylvania (HAP) and Philadelphia Housing Development Corporation (PHDC) as well as on the Oversight Board for Philadelphia’s Housing Trust Fund and the Affordable Housing Advisory Council for the Federal Home Loan Bank of Pittsburgh.

**Bryce Maretzki** - In 2013, Mr. Maretzki was appointed Director of Policy and Planning for the Pennsylvania Housing Finance Agency where he leads all of the agency’s long-range planning while continuing to direct a number of policy initiatives. He joined the agency as Director of Business Development in April, 2011 and took the lead in developing the agency’s response to the impact of Marcellus Shale development on housing and community development. In addition, he supervises the implementation of the Office of Financial Education that was transferred to PHFA from the Department of Banking. Prior to joining PHFA Mr. Maretzki was with the Pennsylvania Department of Community and Economic Development as Deputy Secretary for Administration and Director of Legislative Affairs for the department having joined the department in 2004 as Director of Policy.

**Ed McColly** has been with Project HOME since February 2017 as Project Manager in the Real Estate Development Department. Ed’s experience in neighborhood development includes neighborhood planning in Wilkinsburg, PA, managing rehabs of single family residences for homeownership and owner-occupied repairs of homes in Youngstown, Ohio, and on the rehab of the Orinoka Civic House apartments while an employee at New Kensington Community Development Corporation.

**Beth McConnell** is the Policy Director for the Philadelphia Association of Community Development Corporations (PACDC), where she works to advance policies that create a more supportive environment for neighborhood revitalization and equitable development in Philadelphia. In 2015, she authored Beyond Gentrification, Toward Equitable Neighborhoods: An Equitable Development Policy Platform for Philadelphia. Prior to joining PACDC in March of 2013, Ms. McConnell was the Executive Director of the Media and Democracy Coalition, a national non-profit that united more than 3 dozen public interest, social justice and consumer groups around media and telecommunications policies that would create a more open, accessible and diverse media and communications system. Before that, she spent fourteen years with the State PIRG network, including as Director of PennPIRG from 2002 - 2007. She served as the Co-Chair of Mayor-Elect Jim Kenney’s Transition Team on Housing, Planning and Development in 2015.
**Joe McNeely** is a nationally known expert and consultant on community development and a veteran community organizer. He is currently president of Metroscape Development, a real estate development firm focused on Baltimore city. From 2006 to 2015, he served as the initial organizer and first Executive Director of the Central Baltimore Partnership. In the early 70s, he was the founding executive of Baltimore’s South East Community Organization (SECO) and Southeast Community Development Corporation before serving at the national level in the Carter Administration. He then was for 20 years the President of the national Development Training Institute (DTI). From 2006-2012, he also served as Co-facilitator of the Weinberg Fellows program for nonprofit executives at the University of Baltimore’s Schaefer Center. He has written extensively on community development including a textbook in the field published by Columbia University Press. He serves on numerous boards and committees in Baltimore and at the national level, and is a past President of Baltimore’s Citizens Planning and Housing Association (CPHA).

**Wanda Mial** has been a leader in the non-profit, governmental, and philanthropic sectors for over twenty years. She combines her extensive experience and expertise in designing and operating programs and managing organizational and systems change from her former roles as Senior Program Associate of the Annie E. Casey Foundation (AECF); Chief Executive Officer of Women’s Christian Alliance (WCA); Chief Deputy Commissioner of Philadelphia’s Department of Human Services; and Deputy Director of Congreso de Latinos Unidos. Ms. Mial has held previous positions at the American Red Cross, Maternity Care Coalition, and Planned Parenthood SEPA.

**Stephanie Michel** is the Co-Director of the North 5th Street Revitalization Project. She offers planning, coordination, and implementation support to the four of N5SRP’s components, cleaning, safety, business assistance, and community. As the Co-Director, Stephanie applies her passion and talent toward engaging North 5th Street’s residents and merchants. Stephanie served North 5th Street as an Americorps VISTA Volunteer from October, 2012 to September, 2013. After her year of service, Stephanie became the Program Coordinator. In this capacity she organized community partners in the Olney neighborhood to host and launch various community programs, classes and events. In December 2014, Stephanie accepted the Billy Penn Who’s Next Community Leader Award.

**Ashley Motta** joined Reinvestment Fund in June 2016 as Program Coordinator. She oversees the day to day implementation of Fund for Quality, including ongoing grants management, financial analysis, and project administration, and assists with long-term program planning and design. Prior to joining Reinvestment Fund, Ms. Motta was a Senior Research Analyst at Econsult Solutions, Inc., a Philadelphia-based economic consulting firm, where she conducted spatial and economic analysis on a variety of transportation, commercial development, and affordable housing projects. She holds a Master of City and Regional Planning degree from Rutgers University and a Bachelor of Arts in Political Economy from Tulane University.
Aubrey Murdock is Head of School & Lead Designer for the University of Orange. Murdock is a graduate of the Design & Urban Ecologies program at Parsons The New School (M.S.) and Columbia College (B.A., Film Production). She focuses on the role of media and design within civic education and involvement. Her most recent work includes a short film outlining a history of discriminatory planning policies in the United States (The Domino Effect), University of Orange’s long term, site-based storytelling project: Hidden Treasure of Our Orange, and researching collaborative remediation and collective natural resource management practices in her hometown of Casper, Wyoming.

Elhadji Ndiaye has been the Coordinator and Supervisor in the Neighborhood Advisory Committee (NAC) Department at the Division of Housing and Community Development (DHCD) for over three years. During his tenure he has monitored NAC programs funded by DHCD which include ensuring NAC’s meet their contractual obligations and are providing the necessary services to the community so that they stay informed, aware, and engaged. This also includes monitoring the NACs to ensure they stay within their specified budget and submit invoices to DHCD promptly.

Caitlin O’Brien is a public health professional with a background in community organizing, direct service, and project management. In her role as the Special Projects Manager for the Thomas Scattergood Behavioral Health Foundation, she provides support and technical assistance to organizations throughout Greater Philadelphia. In partnership with the Health Federation of Philadelphia, she coordinates the Philadelphia Adverse Childhood Experiences (ACE) Task Force, a cross-sector network of over 100 professionals and community members who are committed to the treatment and prevention of childhood trauma. She also provides support and guidance to the Pottstown Trauma-Informed Community Connection and partnered with regional funders to develop Trauma-Informed Philanthropy: A Funder’s Resource Guide to Trauma-Informed Practice in the Delaware Valley.

Casey O’Donnell, PsyD is currently the President and CEO of Impact Services Corporation. Impact works to support individuals, families, and communities to build a safe and stable future. Over the last twenty years Casey has worked in leadership roles for human service organizations, provided direct clinical care to children, adults, and families, and assisted to conduct national research focused on the implementation of evidence based practices for trauma related stress. Casey has worked to apply his knowledge and experience to implement trauma informed care and evidence based interventions within social service organizations and systems.
Rasheedah Phillips, Esq. serves as the Managing Attorney of the Landlord-Tenant Housing Unit at Community Legal Services of Philadelphia (CLS). She began her career at CLS in 2008 as a Pennsylvania Legal Aid Network Martin Luther King, Jr. Fellow in the Community Economic Development Unit, providing legal advice, representation, and resources to low-income child care businesses and non-profit, community organizations. As a staff attorney, she also worked in the Consumer Housing unit at CLS for two years, representing low-income homeowners at risk of foreclosure. A recipient of the 2013 Next Generation of Women Leaders: Rising Stars, Rasheedah received her J.D. from the Temple University Beasley School of Law, and graduated Summa Cum Laude with a B.A. in Criminal Justice from Temple University in 2005.

Carolyn Placke serves as LISC’s Housing Program Officer. Carolyn brings more than fifteen years of housing and community development experience to this position. Carolyn will work to advance LISC’s priority housing activities that include home repair, preservation of affordable rental housing, mixed-use development, and equitable development and workforce housing in gentrifying neighborhoods. Prior to joining LISC, Carolyn served as a real estate owned sub-contractor for the U.S. Department of Housing & Urban Development; Senior Grants and Finance Manager for TRF Development Partners, Inc., a mid-Atlantic affordable housing developer in Baltimore, and New Jersey; and Director of Housing and Community Development for Project HOME.

Angel Rodriguez serves as the Vice President of Community Economic Development (CED) for Asociación Puertorriqueños en Marcha (APM). APM is a Philadelphia based, catalytic non-profit that assists families to achieve their full potential in life through innovative community development programming and the provision of health and human services. Angel is responsible for implementing the Quality of Life Plan for Eastern North Philadelphia. With the Plan as a guide he has established APM’s Food Buying Club, oversees housing development initiatives, and directs the Sustainable Communities Initiative (SCI) in partnership with Philadelphia Local Initiatives Support Corporation (LISC), community outreach efforts, Housing Counseling, and APM’s Financial Opportunity Center (FOC). He conducts entrepreneurship training at the Corzo Center for the Creative Economy at the University of the Arts in addition to his duties at APM. Angel is also a Board Member of the Philadelphia Land Bank Board and the Philadelphia Housing Advisory Board.

LaToshia Sanders is the Project Manager of Fund for Quality at PHMC. In this role, she manages the organizational planning award activities, consultant solicitation and selection in addition to applicant recruitment, support and communications. Prior to joining Fund for Quality, LaToshia served as the Senior Grants Specialist for the Southeast Regional Key of Keystone STARS. LaToshia a PA Quality Assurance System certified trainer on Program Organization and Administration topics. She holds a B.S. in Psychology from the University of Pittsburgh and a Master of Public Health from Drexel University.
Ken Steif, PhD has worked at the intersection of data science and public policy for more than a dozen years. His consultancy, Urban Spatial, works across a host of domains including education, the economics of neighborhood change, transportation policy, environment and more. Ken is the Director of the Master of Urban Spatial Analytics program at the University of Pennsylvania and teaches multiple courses in the City Planning department at Penn. His work has focused on the costs and benefits of gentrification; on the Philadelphia school crisis and the connection between good schools and neighborhood economic development; and on the use of machine learning to help democratize the planning process. He is a resident of West Philadelphia where he lives with his wife Diana and their son Emil.

Kira Strong joined the Rebuilding Community Infrastructure team as the Deputy Director of Design and Construction in 2016. Ms. Strong brings years of community transformation experience to this role, having served as the Vice President of Community and Economic Development for the People’s Emergency Center. Ms. Strong has served on several boards, including the Community Design Collaborative and the Philadelphia Association of Community Development, and has been honored as a 40 Under 40 by The Philadelphia Business Journal and a Rising Star Award recipient from the Philadelphia Association of Community Development Corporations. She holds an undergraduate degree from Hampshire College and a master’s degree in urban planning from Temple University.

Dan Urevick-Ackelsberg joined the Public Interest Law Center in 2015, after serving as a law clerk to the Honorable Cheryl Ann Krause, Judge for the United States Court of Appeals for the Third Circuit, and to the Honorable L. Felipe Restrepo, Judge for the United States District Court for the Eastern District of Pennsylvania. Prior to law school, he worked as a policy analyst at The Reinvestment Fund, where he contributed to studies on foreclosures, predatory lending, minority homeownership and other housing issues. During his tenure at CLS, he was an attorney in the consumer-homeownership unit, where he focused on mortgage and other consumer issues. He also served on the U.S. Attorney’s Office Mortgage Fraud Community Advisory Committee. He also served as an Assistant Chief Counsel at the Pennsylvania Human Relations Commission, where he focused on fair housing enforcement.

Zoë Van Orsdol is the Community Development Associate at Impact Services. She is coordinating Impact’s work, in partnership with NKCDC and LISC, to develop a trauma-informed framework for community development. She has an MA in African American Studies from the University of Wisconsin and taught 20th century US history for many years. In 2016, she earned a master’s degree in public health from the University of Wisconsin-Milwaukee, where her work centered on equitable food systems and violence as a public health issue. She did her field work with the Milwaukee Homicide Review Commission, an interagency group that takes a data-driven approach to reducing homicides and non-fatal shootings.
Lisa Varon - As a macro-practice social worker, Lisa Varon has extensive experience in program development, evaluation, public policy, community engagement, training and professional development. Ms. Varon’s areas of expertise include, Adult Education and Workforce Development, Community based programming, and Adult and Juvenile Justice Reentry. Ms. Varon formerly served as the Vice President for Education and Workforce Services at Congreso de Latinos Unidos, Inc. and is an active participant on a variety of local boards and working groups such as the Disproportionate Minority Contact working group, and is an active board member of the Innovative Solutions Collective. Ms. Varon is also an alumni of the Aspen Institute’s Workforce Sector Skills Academy fellowship program and trained facilitator in the Sector Skills Academy Curriculum.

Stephanie Wall is the deputy director of community and economic development at People’s Emergency Center, a nonprofit in West Philadelphia with a mission to revitalize its surrounding neighborhoods, provide comprehensive services to homeless women and their children, and advocate for social change. PEC’s community development work focuses on transforming its section of West Philadelphia into a healthy, vibrant community through real estate development, commercial corridor revitalization, and quality of life programs. She serves on the board of Scenic Philadelphia and a mentor in the University of Toronto’s Planning Alumni Committee’s mentorship mentee program.

Ken Weinstein is an active entrepreneur and real estate developer in the Philadelphia area. He serves as President of Philly Office Retail, LLC, which has renovated and restored more than 200 vacant and deteriorated commercial and residential units in the Philadelphia region during the past 25 years. Philly Office Retail currently owns and manages more than 600,000 square feet of commercial space in the Philadelphia region.

Nicole Westerman is the Executive Director for Rebuilding Community Infrastructure (Rebuild). From her previous roles as president of her own budget and management consulting firm, Executive Director for Strategic Planning and Process Improvement at the School District of Philadelphia, and Chief of Staff to the Budget Secretary for the Commonwealth of Pennsylvania. At the City of Philadelphia, she has previously served as a capital project manager and as Assistant Deputy Mayor for capital budget management.
James Wright has 15 years of experience in neighborhood planning, economic and real estate development, and galvanizing multiple stakeholders to leverage community assets, specifically business corridors. He has served as the Lancaster Avenue commercial corridor manager for nine years. James holds an MBA in Urban Economic Development from Eastern University. He was recognized as a 2016 Rising Star by the Philadelphia Association of Community Development Corporations. James became a member of the Emerging Leaders Program of the United Way of Greater Philadelphia and Southern New Jersey and of Next City’s Vanguard Class in 2010. Prior to PEC, James handled real estate development at New Kensington Community Development Corporation. He serves on the boards of Mighty Writers, West Philly Tool Library and Philadelphia Association of Community Development Corporations.

Sarah Yeung - As the Director of Planning and Senior Project Manager at Philadelphia Chinatown Development Corporation (PCDC), Sarah oversees the process of community engagement on matters of zoning and development, and works with the City and a diverse range of stakeholders in order to advance the goals of the Chinatown Neighborhood Plan. She also shepherds PCDC’s real estate projects through all aspects of the development process, from acquisition and financing to construction completion. She was a 2015-2016 Community in the Capital Fellow at the National Coalition for Asian Pacific Americans in Community Development (National CAPACD). She is a 2016 Emerging Cities Champion for the Knight Foundation. She has a Master of City and Regional Planning from Rutgers University.

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