

COMMON WEALTH

USC

STORY

SLAM

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Gustavo Quiroga
Executive Director,
LISC Massachusetts

WELCOME TO THE 2024 LISC STORY SLAM

Thank you for joining us for an evening of storytelling to lift up community voices, celebrate our recent achievements, and cheer on our future vision to forge resilient and inclusive communities of opportunity across Massachusetts.

Story Slam breaks the mold of traditional fundraisers. We share the impact of our work through the powerful words of the event's community storytellers who will take the stage to tell personal stories that offer perspectives on LISC's work.

The theme of this year's Story Slam is "Common Wealth," a nod to an exciting announcement we're making about our expanding strategic focus across the state.

We are tackling some of the state's most pressing and persistent community development challenges: creating more affordable housing, growing an equitable economy for all, and preparing communities for our climate and energy future. LISC's work making direct investments in projects and programs that move the needle on these critical challenges is one of the reasons I was excited to join this team as Executive Director just four months ago.

Over forty years, those investments have totaled nearly \$630 million dollars and have been made all over the state, despite the "LISC Boston" name.

Tonight, our entire team is excited to adopt the banner of LISC Massachusetts, a new name that better represents both our true track record and our ambitions to deliver impact to every community across the Commonwealth.

We'll always remain committed to our partners in and around Boston. But hope this new name sends a signal to stakeholders, municipal leaders, and donors, that our doors are open and we are ready to engage in the work of investing in all of Massachusetts, together.

On behalf of the LISC Massachusetts team, thank you for your support and I look forward to working with each of you to advance our new statewide strategy forward.

Sincerely,

A handwritten signature in black ink that reads "G. Quiroga".

Gustavo Quiroga, Executive Director, LISC Massachusetts

LOCAL ADVISORY COMMITTEE (LAC)

We thank the commitment and experience that the Local Advisory Committee (LAC) lends to LISC.

COMMITTEE MEMBERS

Lisa Joyner, Chair,
New England Regional Community
Development Manager, TD Bank

Leslie Aldrich, Strategy & Implementation
Officer, Equity & Community Health,
Massachusetts General Hospital

Isaac Baker, Founder & Co-CEO,
Resonant Energy

Patricia Belden, Executive Vice
President, Real Estate Development,
The Community Builders

Mark Coletta, Vice President, Community
Development, Market Manager,
Citizens Bank

Symone Crawford, Executive Director,
Massachusetts Affordable Housing
Alliance

Sheila Dillon, Chief of Housing and
Director of Neighborhood Development,
City of Boston

Emilio Dorcely, Chief Executive Officer,
Urban Edge

Keith Fairey, President & CEO,
Wayfinders

Betty Francisco, Chief Executive Officer,
Boston Impact Initiative

Soni Gupta, Senior Director,
Neighborhoods & Housing, The Boston
Foundation

Emily Haber, CEO & President,
Massachusetts Association of Community
Development Corporation (MACDC)

Kathryn Hanifan, Senior Vice President,
Credit Officer, Bank of America

Glynn Lloyd, Executive Director,
Foundation for Business Equity

Nancy McCafferty, Director of Business
Development, Massachusetts Housing
Partnership

Alana Murphy, Deputy Director-Housing
Policy Division, Dept. of Housing
and Community Development, The
Commonwealth of Massachusetts

Nicole Obi, President & CEO, Black
Economic Council of Massachusetts
(BECMA)

Natalia Urtubey, Foundation Fellow,
Eastern Bank Foundation

Tracy Corley, Director of Research
and Partnerships, Conservation Law
Foundation, Inc.

LISC BOSTON STAFF



GUSTAVO QUIROGA
Executive Director



TINA PETIGNY
Senior Program Officer,
Economic Opportunity



DENISSE RUIZ
Program Officer,
Communications &
Operations



EMILY JONES
Deputy Director



**SILVANA BASTANTE
MUNOZ**
Program Officer, Green
Jobs and Economic
Opportunity



MARILYN SANCHEZ
Assistant Program Officer
and Office Manager

LISC MASSACHUSETTS

ABOUT LISC

For over 40 years LISC Massachusetts has worked together with residents and partners to forge resilient and inclusive communities of opportunity — great places to live, work, visit, do business and raise families.

Today, we're tackling some of the state's most pressing and persistent community development challenges: creating more affordable housing, growing an equitable economy for all, and preparing communities for our climate and energy future.

We use innovative lending tools, grants, technical assistance, and policy advocacy to support and enable solutions to these challenges.

LISC builds the power, capacity, and resources of local on-the-ground partners to address these critical issues and help forge more resilient and inclusive communities of opportunity across Massachusetts



GREEN HOMES

Reducing carbon emissions from the affordable residential building stock and lowering operating costs for owners and residents alike.



ECONOMIC OPPORTUNITY

Building a more equitable economy for all, closing the racial wealth gap, and creating pathways to stable careers for residents of historically marginalized communities.



AFFORDABLE HOUSING

Financing the production and preservation of more units of affordable housing across Massachusetts to drive down costs and increase access to stable, healthy homes.



CAPACITY BUILDING

Growing the power, capacity, and resources of the state's community development sector to support local solutions to pressing challenges.



WinnCompanies is excited to support the

FIFTH ANNUAL LISC STORY SLAM.

We honor and share your commitment to celebrating community achievements and fostering resilient, inclusive communities across Massachusetts.



www.winncompanies.com



EVENT PROGRAM

WELCOME

Gustavo Quiroga

Executive Director, LISC Massachusetts

HOST

Theresa Okokon

STORIES BY

Marilyn Sanchez | Antonio Delesline

FEATURED GUEST

Ed Augustus

MA Secretary of Housing and Livable Communities

STORIES BY

Will Monson | Ricardo Louis

FEATURED GUEST

Michael T. Pugh

LISC President & CEO



Eastern Bank is committed to recognizing the good
in our communities and celebrating the work of

LISC BOSTON

**We proudly support
STORY SLAM 2024**

 **Eastern Bank**
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Theresa Okokon

TONIGHT'S HOST

Theresa Okokon is a Wisconsinite living in New England, a writer, a storyteller, the co-host of [Stories From The Stage](#), and a 2020 VONA alum. In addition to writing and performing her own stories, Theresa also teaches storytelling and writing workshops and classes, coaches other tellers, hosts story slams, and frequently emcees events for nonprofits. An alum of both the Memoir Incubator and Essay Incubator programs at GrubStreet, she is working on a memoir of essays about memory, family stories, and the death of her father.

Theresa's essays (and bathroom selfies!) have appeared in midnight & indigo, ELLE, the Independent, WBUR's Cognoscenti, and Boston.com. Her essay *Me Llamo Theresa*, published by Hippocampus Magazine, was named among the Top Essays of the Week by [Longreads](#) and [The Rumpus](#), and later nominated for a 2020 [Pushcart Prize](#).

Theresa Instagrams gorgeous cocktails, food porn, and pics about Blackness, fatness & her very cute senior dog at [@ohh.jeezzz](#). She believes very seriously in capitalizing the B in Black and the W in White, and you can read more about that [here](#), with Kwame Anthony Appiah.



Modern lending with a personal touch

Leader Bank is proud to support LISC's mission of fostering resilient and inclusive communities of opportunity in Greater Boston!



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- Equipment Financing
- Commercial Real Estate



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for more information



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Michael T. Pugh

President & CEO, LISC

HONORED GUEST

Michael T. Pugh became CEO of LISC in October 2023. Michael has more than 30 years of experience in banking, with a particular focus on expanding access to capital for underserved families, businesses, and communities. He spent more than a decade at the Harlem-based Carver, leading the nation's largest publicly traded African American-operated bank, with more than \$720 million in assets.

Earlier in his career, Michael was a senior vice president at Capital One, N.A., where he oversaw 75 banking centers and \$3 billion in deposits in Maryland, Washington, D.C., and Delaware. Prior to that, he was a senior vice president at Citizens Financial Group, leading retail banking in Michigan and Indiana and overseeing 67 banking centers.

A native of Detroit, Michael graduated from Eastern Michigan University with a bachelor's degree in health care administration. He first became interested in community finance and helping connect people with access to capital while working as a bank teller to support himself in college. In recent years, Michael has volunteered his time on boards and in organizational leadership positions, including with The Greater Harlem Chamber of Commerce, The New York Bankers Association, The Economic Club of New York, the Community Development Bankers Association, and the Society for Financial Education & Professional Development.

Ameriprise Financial is proud to *support* LISC

For 130 years, Ameriprise Financial has been helping clients plan for their future. This also extends into the communities in which we live and work. Through volunteerism, grants and individual giving, we create amazing moments in our communities to help people thrive.

ameriprise.com/communityrelations

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POAH applauds the
Storytellers in the 5th Annual Story Slam
and commends LISC for creating more affordable housing
and growing an equitable economy in Massachusetts.



Preservation of
Affordable Housing



www.poah.org

@POAHCommunities



Ed Augustus

MA Secretary of Housing & Livable
Communities

HONORED GUEST

Secretary Augustus served as City Manager of Worcester, functioning as the Chief Administrative and Executive Officer of the Gateway City of more than 200,000 people, from 2014-2022. During his tenure, he oversaw the commitment or distribution of \$25.3 million in Community Development Block Group, HOME Investment Partnerships Program, and Worcester Lead Abatement and Healthy Homes Program funds to develop or preserve more than 2,000 affordable housing units throughout the City. Secretary Augustus also dedicated \$30 million of the ARPA funds coming into the city to housing, including \$15 million for the Affordable Housing Trust Fund. As City Manager, he managed a \$750 million budget, as well as the \$90 million, 20-year Urban Revitalization Plan.

Notably, he spearheaded the \$240 million landmark redevelopment of Worcester's Canal District. Prior to joining the City of Worcester, Secretary Augustus served as Director of Government & Community Relations for the College of Holy Cross, State Senator for the 2nd Worcester District, Chief of Staff for Congressman Jim McGovern, and Chief of Staff to the Assistant Secretary for Intergovernmental and Interagency Affairs at the U.S. Department of Education under President Clinton's Administration. He most recently served as Chancellor of Dean College.

INVESTING IN PEOPLE AND PLACES



6,000

housing units

across 87 affordable properties in our “Green Lending Pipeline” for potential housing and Green Homes support



\$375K

invested through the Growth Capital Fund in three small business

Photo courtesy of The Boston Globe

\$2.9B

total development unlocked through LISC’s affordable housing investment work over 40+ years

\$625M

total development costs leveraged by the \$5M Equitable Transit Oriented Development Accelerator Fund (ETODAF) since 2014

\$500M

total development unlocked by LISC’s lending for affordable housing since 2019



\$380K

in Section 4 pass-thru funding to support capacity building and leadership development at CDCs in 2023

Photo courtesy of Wayfinders



We're all-in
for community
development.

**BlueHub celebrates
LISC Boston's vision of
a future defined by
equity—where everyone
can participate,
prosper, and reach
their full potential.**

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- Education
- Community Facilities
- Childcare
- Healthcare
- Job Creation
- Foreclosure Relief
- Clean Energy
- Healthy Food
- Citizenship Financing

*Celebrating LISC & our Digital Growth Accelerator partnership, the Story Slam,
and LISC's small businesses.*

A graphic consisting of several overlapping, rounded shapes in shades of green and yellow, arranged in a slightly curved line above the text.

IXL CENTER

CENTER FOR INNOVATION, EXCELLENCE & LEADERSHIP

The Center for Innovation, Excellence and Leadership (IXL Center) helps Fortune 1000 businesses, Start-ups, and innovation executives build the capabilities to create innovation breakthroughs and drive sustainable high performance growth and innovation in their organizations.



Ready to make a difference.

Citizens is proud to support LISC's Story Slam 2024.

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CELEBRATING COMMON WEALTH

Congratulations to LISC
Massachusetts on the 5th Annual
Story Slam

Edward M. Doherty

TONIGHT'S STORYTELLERS

Marilyn Sanchez

Marilyn Sanchez is the Office Manager of LISC Boston and provides operational support to staff and is the local Program Administrator for the LISC AmeriCorps program. She serves on the board of the Alliance (Advancing Community Development by Confronting Racism), a joint initiative launched by LISC Boston and MACDC. She participated in Mission 180 part of LISC's Resilient Communities/ Resilient Families program, and has been a champion of the Community Safety group. She serves as the Vice President on Nuestra Comunidad Development Corporation's Board of Directors. Prior to joining LISC, Marilyn worked at the Quincy-Geneva Housing Corporation and Dudley Street Neighborhood Initiative.

A longtime resident of Boston's Roxbury neighborhood, Marilyn was part of the Academy 1 Tenants' Association that partnered with Urban Edge to renovate Academy 1 property in 1997. She holds an Associate Degree in Liberal Arts.



TONIGHT'S STORYTELLERS

Antonio Delesline

Health Resident Advocate, Way Finders

Antonio Delesline, a Charleston, South Carolina native and Springfield, Massachusetts resident for more than 20 years, is a community activist through and through. Since 2016, Antonio has volunteered as a Resident Health Advocate for Way Finders, a housing non-profit serving Hampden and Hampshire Counties. In this capacity, he has helped lead many social justice campaigns including “Infrastructure Justice” in formerly redlined neighborhoods, and the Digital Equity Coalition.

He is a LiveWell Springfield resident advocate on the Climate Change, Health, and Equity initiative; serves as a delegate on the State Democratic Committee and is a mentor and Steering Committee chairman for MOCHA – the Men of Color Health Awareness. A proud father of three children and husband to Dolores, Antonio is a graduate of the Clemente Program in Humanities at Bard College.



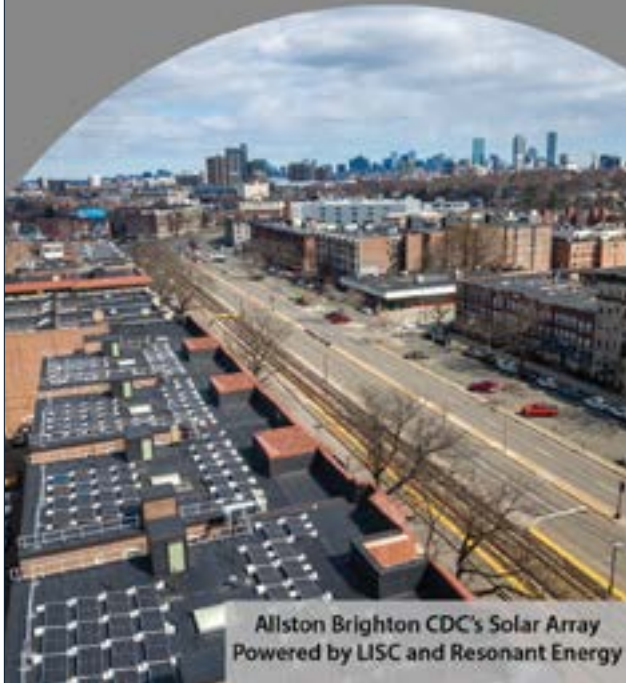


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We are proud to support LISC Boston's Annual Story Slam

Here's to building more
Common Wealth
in communities for years to come!



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A 7-Week Business Accelerator

Strengthen your core business model using digital innovation and navigate success with tools, resources, and capital access.

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AND



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LISC BOSTON

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**Here for the dreamers, the doers
and the builders.**

Whether you're building a business, a home or a
community, we're ready to help.



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TONIGHT'S STORYTELLERS

Will Monson

Senior Project Manager, Homeowners Rehab

Will joined HRI as a Project Manager in July 2017 as part of the 2017-19 Kuehn Fellowship program. While at HRI, he has helped with several projects in Cambridge: the rehabilitation and financing of Auburn Park (60 units), the financing of Concord Highlands (98 units, new construction), and the financing and rehabilitation of 808 Memorial Drive (300 units).

Will received his Master in City Planning degree from MIT, focusing on Housing, Community, and Economic Development. He was involved in the Federal Home Loan Bank of Boston Affordable Housing Development Competition, both as a participant in 2016 and a student coordinator in 2017. Prior to HRI and grad school, he worked as a research associate at the Urban Institute in Washington, D.C. and received his BA in Economics from Wesleyan University. He also plays saxophone in a band of urban planners.



TONIGHT'S STORYTELLERS

Ricardo Louis

CEO, Privé Parking

Ricardo Louis, the visionary CEO of Privé Parking, is a driving force in the valet parking industry. Since founding the company in 2012, Ricardo has worked to revolutionize the customer experience by providing unparalleled parking solutions. A graduate of the University of Massachusetts Dartmouth, Ricardo brings a unique blend of financial acumen and entrepreneurial spirit to his role. With an unwavering commitment to excellence, Ricardo ensures that every client receives the best “first and last” impression. At Privé Parking, Ricardo and his team guarantee safe drivers, top-notch customer service, standardized operations, and high professionalism for every establishment and special event they serve. Through collaboration and a relentless pursuit of customer satisfaction, Privé Parking continues to raise the bar in the industry. With Ricardo at the helm, Privé Parking is poised to provide exceptional parking solutions, prioritizing customer experience, reliability, and professionalism. His passion, expertise, and commitment to excellence make him a true industry leader.

www.bostonglobe.com/2023/07/23/business/naacp-convention-black-businesses/

www.wgbh.org/news/local/2024-01-04/black-entrepreneurs-reflect-on-business-since-naacp-convention

priveparking.com



Privé Parking

Harvard University is honored to support
the 5th Annual LISC Story Slam.

**Congratulations to Executive Director
Gustavo Quiroga and his team!**



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First Citizens is a proud sponsor of
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First Citizens Bank



Sunwealth is proud to support LISC Massachusetts.

Together, we are committed to powering for impact and creating a better energy future for all communities. To learn more, check out our [2023 Impact Report](#).

Our solar project with the Planning Office for Urban Affairs, on one of their affordable housing units in Haverhill, MA.



The Boston Foundation

The Boston Foundation proudly supports the fifth annual LISC Story Slam. Thank you for amplifying the voices of our community through this unique event. And thank you for all of your important contributions to the goal of powering a better Boston! For more about our work, we invite you to visit tbf.org.

Move Equity, Move Boston.

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With a CITC gift, you receive \$500 back for every \$1,000 you invest in LISC Boston and the communities we serve. If the tax-deductible donation portion of your contribution is more than \$1,000, you may be eligible for the Community Investment Tax Credit (CITC). Massachusetts residency or tax liability is not required. For more, visit www.lisc.org/citc.

Community Investment Tax Credit (CITC) Gifts [How it Works]

www.lisc.org/Boston/CITC



Donor gives a qualified CITC gift of \$5,000



LISC receives \$5,000



Donor receives instructions to complete State form online



Once approved, donor receives tax credit certification number



Donor files taxes and receives 50% Massachusetts tax reduction (\$2,500) or refund.



Example: How to make a \$5000 impact with \$2500

Donation	\$5,000
-50% MA Tax Credit	-\$2,500
Out-of-Pocket Cost	\$2,500

Illustration by The Green 2 Foundation for the Youth Program

Please consult with a tax professional about your CITC qualified gift, eligibility, and on how to claim your Massachusetts tax benefits and any possible federal tax benefits.

LISC MASSACHUSETTS

Local Initiatives Support Corporation

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