

## **Roles for CDFIs in Neighborhood Stabilization**

**Mary Tingerthal** joined the Housing Partnership Network staff in September 2007, assuming a new senior leadership position coordinating the work of the five finance companies currently in operation or development by the Network. This includes the Housing Partnership Fund, which provides acquisition and predevelopment financing; Housing Partnership Ventures, which serves as the Network's investment vehicle; Housing Partnership Securities, a tax-exempt bond conduit for rental production; as well as a new single-family mortgage company and a conduit for charter school loans, both currently under development. From 2000 through August 2007, Ms. Tingerthal worked for the Community Reinvestment Fund (CRF), which provides a national secondary market for community development loans, most recently as senior vice president for capital markets. Her responsibilities at CRF included oversight of the company's loan purchasing, securitization and investor relations activities. She was also instrumental in the development of the federal New Markets Tax Credits program. Prior to joining CRF, she was president and chief executive officer of National Equity Fund, a subsidiary of the Local Initiatives Support Corporation. She previously held senior management positions with GMAC Residential Funding (now RESCAP) and with the Minnesota Housing Finance Agency. Ms. Tingerthal holds a Master's Degree in Business from Stanford Graduate School of Business and Bachelor of Arts Degree from the University of Minnesota.

**Matt Perrenod** is the chief loan underwriter for the Housing Partnership Fund and is leading the Network's exploration and creation of new real estate financing products, including both mid- and long-term project financing. He also assists Network members nationwide in the evaluation, acquisition, development, and financing of affordable multifamily and single-family housing. Prior to his service with the Network, Mr. Perrenod directed the real estate development operations of Wesley Housing Development Corporation (in northern Virginia) and the Columbus (OH) Housing Partnership, overseeing the development of nearly 2,000 affordable single- and multi-family homes. He also worked as a technical assistance provider, trainer, and development consultant to a wide range of nonprofit affordable and supportive housing organizations in dozens of communities nationwide. Mr. Perrenod earned a BA in political science from the University of Chicago and is the principal author of several handbooks published by the Enterprise Foundation on real estate development and nonprofit organizational development.

**Rebecca Regan** joined Boston Community Capital in 2005. As Chief Operating Officer for Boston Community Capital, she is responsible for the organizational management aspects of BCC's operations and provides leadership and coordination in the administrative, business planning, financial management and budgeting efforts of the organization. As President of the Loan Fund, she has overall responsibility for the Loan Fund's lending activities, including raising capital, staff training and supervision, production, financial management, building external relationships and new business lines, loan and portfolio monitoring, and social impact reporting. She directs Loan Committee meetings and reports on Loan Fund results to the BCC Board of Directors. Becky brings to her position more than 15 years of experience in commercial real estate lending, with a focus on community development. Prior to joining Boston Community Capital, she was Senior Vice President and Senior Relationship Manager for Bank of America formerly Fleet Bank (1999-2005), and prior to that she held lending and management positions in Commercial Real Estate at Bank of Boston (1996-1999), BayBank (1991-1995) and Eastland Savings Bank (1989-1991). Becky is on the Board of Directors of New Ecology, Inc., a nonprofit organization that seeks to become a catalyst for sustainable development in cities by promoting best practice and information exchange among three constituencies - CDCs, private developers, and universities - as well as public policy networks. She is a member of New England Women in Real Estate (NEWIRE) and the Investment Committee of City Mission Society. She is a former elected member of the Town of Wayland Planning Board. Rebecca graduated with a Masters in Business Administration from Babson College and a Bachelor of Sciences degree from the Boston University School of Management.