
Profile

Maritza

First Name

Crossen

Last Name

maritzacrossen@gmail.com

Email Address

14 High St

Street Address

Suite or Apt

Natick

City

MA

State

01760

Postal Code

What Precinct do you live in? *☒ Precinct 8

Home: (508) 245-1543

Primary Phone

Alternate Phone

Citizens' Housing and Planning
Association

Employer

Director of Special Initiatives

Job Title

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Affordable Housing Trust Fund Board: Submitted

Are you a registered voter in the Town of Natick?☒ Yes ☐ No**Have you ever attended a Natick town meeting?**☒ Yes ☐ No**Have you ever served on a board, committee, or commission in the Town of Natick?**☒ Yes ☐ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

Current Town Meeting Member, Precinct 8

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

I have recently celebrated 10 years with Citizens' Housing and Planning Association (CHAPA), a Massachusetts non-profit policy and advocacy organization in support of the production and preservation of affordable housing. As a Director in the organization I oversee our grants, oversee our 40B homeownership resales as well as serve as a leader on our work on closing the racial homeownership gap.

Are you a graduate of the Natick Community Services Citizen's Leadership Academy?

☐ Yes ☒ No

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

A deep knowledge of the affordable housing world regarding the urgent need for more housing in nearly every community in Massachusetts and the unique challenges affordable housing development proposals face within a community.

Please list any professional affiliations.

Town of Natick Town Meeting Member - 2020 - Current

Let us know what other specialized interests or hobbies you might have.

I enjoy being outside in nature with my family and taking advantage of all our community, state and region have to offer for outdoor activities such as hiking, swimming and skiing.

Applicants are encouraged to upload a resume, accepted file types are listed below.

[Maritza Crossen Resume.pdf](#)

Upload a Resume

MARITZA CROSSEN

14 High Street • Natick, MA 01760 • 508.245.1543 • maritzacrossen@gmail.com

EXPERIENCE

CITIZENS' HOUSING AND PLANNING ASSOCIATION, Boston, MA 05.2011-PRESENT

Programs Director 10. 2016 - Present

- Oversee all functions of the following programs and initiatives under CHAPA – 40B Monitoring, Commonwealth Builder Program, Massachusetts Homeownership Collaborative, HUD Housing Counseling Network, MassAccess Housing Registry, and the My Mass Mortgage Website.
- Structure clear priorities, strategies, goals and direct activities of Senior Program Managers and Communications & Events Manager.
- Monitor Program Team's performance and ensure stakeholder satisfaction and retention.
- Effectively assess and resolve Program Team conflicts, resulting in the successful completion of assignments.
- Successfully manage the Chapter 40B portfolio of over two thousand 40B homeownership and rental units by managing stakeholders, delegating tasks and carefully tracking progress.
- Ensure and maintain the confidentiality of all communications and documentation in our program database containing private stakeholder information.
- Act as the primary relationship manager for stakeholders including but not limited to developers, homeowners, town officials, lottery agents and state agency representatives working with CHAPA. Report annually to municipalities outlining the 40B activity in their communities.
- Communicate effectively with stakeholders, proactively resolving issues that may arise in an efficient manner.
- Fulfill CHAPA's grant reporting obligations to program funders and government agencies.
- Review existing programs for financial sustainability and efficiency and develop new lines of business to broaden array of homeownership services and funding streams.
- Oversee the marketing, communications and trainings for users of the MassAccess and My Mass Mortgage websites.

Senior Program Manager 05. 2011 - 10. 2016

Massachusetts Attorney General's Community Based Home Corps Grant Manager

- Co-managed a grant provided through the Massachusetts Attorney General's Office (AGO) to oversee a Network of twelve agencies participating in the Community Based HomeCorps program, an initiative designed to empower community groups by strengthening their loan modification and advocacy skills to more effectively assist homeowners facing foreclosure.
- Prepared monthly reporting, conducted on-going trainings and bi-weekly check-ins with sub-grantee agencies and the AGO's office.
- Organized the program's closing event with Attorney General Maura Healey and Senator Jamie Eldridge to celebrate the achievements of Homeowner Advocates in the program.

Grant Management

- Administered an annual grant from the U.S. Department of Housing and Urban Development (HUD) ranging from \$700,000 - \$1,000,000 for 19-22 non-profit agencies throughout New England.
- Served as the point person for HUD staff to process grant contracts, submit quarterly reporting, attend trainings and submit final grant execution.
- Directed the Network on new HUD regulations pertaining to the grant, reviewed quarterly reports, conducted trainings on grant requirements, and oversaw payment requisitions.

Massachusetts Homeownership Collaborative Program Manager

- Oversaw the 55 plus agency members of the Massachusetts Homeownership Collaborative, an initiative managed by CHAPA that supports and promotes homebuyer education.
- Provided technical assistance and training to non-profit, homebuyer counseling agencies.
- Conducted the semi-annual application review process and organized Collaborative Committee meetings.

CHAPA Young Professionals Group Manager

- Through outreach and networking grew the CHAPA Young Professional Group from 30 to over 200 members.
- Coordinated monthly meetings with the group bringing in guest speakers to discuss timely topics in the field of community development and planning.
- Establish the Community Development Mentoring Program. In the three years the program existed we matched nearly 150 participants in the Community Development field.

Communications and Events

- Coordinated CHAPA's Annual Dinner, the organization's largest fundraising event of the year held at the Boston Convention Center with over 1,500 guests in attendance, raising over \$300,000. Guest speakers have included Governor Charlie Baker, Senator Elizabeth Warren, Congresswoman Ayanna Pressley, and Congressman Barney Frank.
- Organized CHAPA's monthly Breakfast Forums covering new initiatives, research and programs in affordable housing and community development. Breakfast forums typically have 75-200 attendees.
- Event planning for statewide trainings on affordable housing in Massachusetts and the 40B Statute. Events typically bring 150 – 200 participants.
- Designed all materials and coordinated all social media for events.

NEW ECOLOGY, INC., Boston, MA

01.2010 -05. 2011

Associate Green Building Consultant – Internship

- Worked with building design project teams consisting of real estate developers, architects, general contractors, civil and mechanical engineers, and building managers to develop healthy, high performing, environmentally responsible affordable housing units, community facilities, and commercial properties.
- Conducted cost benefit analysis on the long-term payback of green upgrades to existing multi-family affordable housing.
- Provided research support to staff members regarding energy conservation and green strategies for new construction and retrofitting existing buildings.

BARCLAYS GLOBAL INVESTORS, San Francisco, CA

10.2006– 07.2009

Trading Analyst & International Equities Trader

Trading Analyst

- Jointly responsible for trading analytics across global offices and product groups for the world's largest asset manager with over \$2.1 trillion AUM and \$150 billion under the global securities lending portfolio.
- Designed and revised library of performance reports and analytics measuring overall business health, highlighting areas of opportunity. Produced reports measuring performance of key segments of the business (product group, region, market capital, fund).
- Provided metrics to guide broad strategic decisions around pricing, counterparty management and business growth.
- Continuously tracked targets and revisions of revenue forecasting for Senior Management presentations and provided reports to aid in the forecasting process.

International Equities Trader

- Daily trading responsibilities coordinated across teams in London, San Francisco and Tokyo generating \$500 million to BGI in 2008 representing 48% top line revenue growth year over year.
- Coordinated with research, trading and IT to leverage technology and evolve automated trading allowing traders to focus on the highest revenue generating trades.
- Pro-actively managed counterparty relationships with Prime Brokers and hedge funds through enforcing pricing thresholds, allocation, and cash balances.
- Collaborated with fixed income, equity and cash re-investment trading desks to explore profitable term trading opportunities for BGI's clients and to manage liquidity to cash funds.

EDUCATION

TUFTS UNIVERSITY *Medford, MA*
MA, Urban and Environmental Policy & Planning

2009-2011

UNIVERSITY OF VERMONT *Burlington, VT*
BS, International Business Administration
Minor: Italian Studies

1999-2003

SKILLS

Microsoft Office, Adobe Creative Suite, NEON, QuickBase, and QuickBooks

BOARDS & MEMBERSHIPS

Massachusetts Community Banking Council Board Member (Present)

Elected Town Meeting Member, Town of Natick, Precinct 8 (2020 – Present)