



2023 HOUSING & ECONOMY CONFERENCE SPEAKERS

CONVERTING COMMERCIAL SPACE TO HOUSING

TRACEY KOZAK, AIA, Principal, Arcove Architects

Kozak is founding principal at Arcove Architects in Portsmouth and is an advocate for innovative design, historic preservation, and high-performance sustainability initiatives. During her 30-year career, Kozak has managed award-winning mixed-use, healthcare, education, multifamily, and senior living projects with specific focus on historic renovation and high-performance sustainability.

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MATT MENNING, Principal & Head of Operations, Elm Grove Companies

Menning serves as Principal & Head of Operations at Elm Grove Companies, leading a multidisciplinary team in both development and operational excellence. He's the driving force behind the firm's Low-Income Housing Tax Credit initiatives, overseeing planning, underwriting, financing, and construction. Since 2015, he has served as a Board Director and former Chair of Digital Federal Credit Union, and is treasurer of the New Hampshire Homebuilders Association.

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SHORT-TERM RENTALS IN NH

MARGARET BYRNES, Executive Director, NH Municipal Association

Byrnes has served as Executive Director of the New Hampshire Municipal Association since 2019. Previously, she was an associate attorney with Hage Hodes, P.A. in Manchester and an adjunct professor of legal research and writing at Northeastern University School of Law, Suffolk Law School, and The Massachusetts School of Law. She volunteers as a CASA (Guardian ad Litem) for CASA of New Hampshire.

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HARRISON KANZLER, Executive Director, AHEAD Inc.

Kanzler is a Mount Washington Valley native who has been involved with housing and community conversations for the past six years. He grew up in a family-owned and operated bed and breakfast where he learned about the tourism and service economy firsthand. After graduate school, he became involved with real estate and appraisal and served as State Representative for the Town of Conway in 2019 and 2020. In 2020, Kanzler became the Director of the Mount Washington Valley Housing Coalition, advocating for workforce and affordable housing in that community until assuming his current position with AHEAD.

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WHERE WILL WE LIVE? REGULATIONS & HOUSING DEVELOPMENT

EDWARD PINTO, Director, American Enterprise Institute

Pinto is a Senior Fellow and the Director of the AEI Housing Center at the American Enterprise Institute (AEI). A focus of his work is the role of federal housing policy in the 2008 mortgage and financial crisis and how federal housing policy continues to create unwelcome distortions in the housing markets. More recently his research has focused on using light touch density to increase the supply of naturally affordable and inclusionary housing. In addition, he oversees the monthly publication of the AEI Housing Market Indicators.

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NEW HAMPSHIRE HOUSING PRESENTERS

ROB DAPICE

Executive Director/CEO

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BEN FROST

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