

The 4th Annual Hudson Valley Affordable Housing Virtual Summit

Strengthening our Communities through Affordable Housing

May 11-12, 2021

8:30 – 10:45 am

SPEAKER BIOS

Darryl Austin

Senior Counsel, Goldstein Hall PLLC



For almost two decades, Darryl Austin has represented developers, lenders, investors and governmental agencies engaged in economic development and community revitalization initiatives. Darryl's particular expertise is the complex tax and organizational structuring of partnership syndicates utilized to facilitate historic and affordable housing tax credits.

Darryl has closed hundreds of projects which were financed with IRC Section 42 affordable housing and Section 47 historic tax credits and which were supported by: HUD programs including RAD, Section 221(d) (new construction), Section 223 (refinancing), Section 232 (healthcare), Section 202/811 (seniors/ disabled), and Section 8 operating subsidy; tax-exempt bond financing enhanced by Fannie and Freddie; funds provided by Federal Home Loan Bank members; and state and local funds.

Prior to joining Goldstein Hall, Darryl was an attorney at a large Washington, DC law firm, HUD, the New York State Housing Finance Agency and a large national developer.

Marianne DiTommaso

Vice President, Saint Joseph's Medical Center, St. Vincent's Hospital Westchester Division



Ms. DiTommaso has, for more than 35 years, led the development and operations of residential/supportive housing opportunities for individuals living with serious mental illness, substance use disorders, HIV/AIDS, formerly homeless and other special needs populations.

Since 1986 Ms. DiTommaso has developed and oversees more than 1,300 housing units across Westchester County and four boroughs of New York City. Under her leadership, a full continuum of housing, from transitional licensed community residences through permanent supportive housing, provides seamless support to individuals so they may achieve their recovery-oriented goals and live independently in the community.

Additionally, other programs which she developed and oversees include an affirmative business which provides employment for adults with serious mental illness, a Care Coordination program, an Assertive Community Treatment Team, a Personalized Recovery Oriented Services (PROS) program as well as three Opioid Treatment Centers – which provide medication-assisted treatment to over 2,300 patients.

Ms. DiTommaso holds Master's degrees in Social Work (MSW) and in Business Administration (MBA) and is a NYS Licensed Clinical Social Worker.

Ms. DiTommaso's professional publications and presentations have included; "An Integrated Clinical and Administrative Database for Mental Health Care Providers and Consumers", presented at the 5th Congress World Association for Psychosocial Rehabilitation, Rotterdam, The Netherlands; "SQL Clinic: The Open-Source Alternative for Electronic Medical Records" Thomas Good and Marianne DiTommaso. *Psychiatric Services* (Journal of the American Psychiatric Association), March 2005 and "Rainbow Recycling: A Model Business for Individuals Recovering from Mental Illness", presented at the NYS Rehabilitation Association, Albany, New York.

A strong advocate for the housing needs of individuals with mental illness and other special needs, she serves on the Board of Directors of the Association for Community Living a statewide association of providers of mental health residential and housing programs, as well as several other local and state mental health committees and housing campaigns.

Ms. DiTommaso has been honored by the National Alliance for Mental Illness–NYC–Staten Island for her advocacy on behalf of persons with mental illness and their families (2004). She has also been honored by the Sisters of Charity with their "Mission Award" (2009) and their "Fire of Charity" award (2019) In 2018 Ms. DiTommaso was the recipient of City & State New York's "Above and Beyond Award" as one of New York's "30 Most Remarkable Women".

Christopher Illum

Executive Director, Habitat for Humanity New York City Community Fund



Christopher Illum is the Executive Director of the Habitat for Humanity New York City Community Fund, as well as the VP of Housing Services for Habitat for Humanity New York City. Chris received his bachelor's degree in sociology from Temple University in 2005 and master's degree from Hunter College Department of Urban Planning and Policy in the winter of 2010. Since 2007, Chris has been working in different roles developing and preserving low- to moderate-income housing here in New York City.

Becky Koepnick

Senior Vice President and Chief Strategy Officer for Portfolio Preservation, NYS Homes and Community Renewal



Prior to joining HCR Becky gained extensive experience in the housing and community development field at the local, state and national levels. Most recently Becky was Director of Neighborhoods and Housing at the Boston Foundation overseeing TBF's grantmaking related to housing and community development as well as program-related investments. She also ran the Moelis Institute for Affordable Housing Policy at New York University's Furman Center for Real Estate and Urban Policy where she led all aspects of the Institute's operations and policy work, as well as worked with New York's affordable housing community on key issues facing the city and the housing sector. Previous to that, Becky was Advisor to the Secretary at the U.S. Department of Housing and Urban Development in DC, where she coordinated and led HUD and the Administration's housing and economic development priorities. Becky holds a BA in Government from Smith College and a Master of Urban Planning from New York University

Jason Labate

Partner, Goldstein Hall PLLC



Jason's practice areas include real estate and community development, nonprofit formation and governance and real estate and project finance. He also provides legal expertise for the Joint Ownership Entity (JOE NYC), a "first-of-its-kind" nonprofit collaboration of New York City affordable housing community development corporations for which Jason and the Goldstein Hall team were awarded the prestigious [NYU Grunin Prize for Law and Social Entrepreneurship](#). Jason also [co-authored an article on JOE NYC](#), which was published in *The Journal of Affordable Housing and Community Development Law*. Recently, Jason closed on JOE NYC's multi-building solar project, which is expected to create approximately 700,000 kW/h of clean energy per year and lower operating costs.

Jason has been integral in developing the Firm's Faith-Based Practice Group, which works with faith-based organizations to protect assets, evaluate options, and maximize real property. He is a frequent panelist and guest speaker on faith-based and nonprofit issues, presenting at, among other venues, the [Manhattan Borough President's Religious Facilities Task Force](#) and leading the Firm's collaboration with the New York State Council of Churches' (NYSCC) [Who is My Neighbor seminars](#). Jason was also one of three recipients of this year's NYSCC's Community Development Award and serves as co-chair of [Bricks and Mortals](#), an association, and soon to be incorporated nonprofit, that fosters education and collaboration among faith-based organizations, community stakeholders and real property experts. He led the Firm's participation in the [LISC NYLOP](#) predevelopment grant program for Mission Driven Organizations and is working with the [Interfaith Affordable Housing Collaborative](#) to help establish its structure and predevelopment grant process and resources.

Jason oversees the New Rochelle office and led the Firm's partnership with the Pace Land Use Law Center in offering the [Hudson Valley Affordable Housing Summit](#), which has run since 2016. Jason has established relationships with new clients in the Hudson Valley and helped existing clients expand their work into Westchester County.

Prior to becoming an attorney, Jason spent 10 years serving nonprofits and public agencies in a non-legal capacity. He was a New York City Urban Fellow from 2004-05. He has a bachelor's degree with honors in

Public Policy from the University of Chicago, a Master of Public Administration from NYU's Wagner School, and was a Sparer Public Interest Fellow at Brooklyn Law School, where he graduated cum laude.

As a partner, Jason will focus on the Firm's nonprofit and faith-based matters, including the JOE NYC and the Faith-Based Practice Group. He will also lead the Firm's real estate and project financing work. Jason will also continue to expand Goldstein Hall's work throughout the Hudson Valley

Christina Lazarus

Benefits Manager, Northwell Health



Christina is the Benefit Manager at Northwell Health, New York's largest private employer and health care provider. Northwell has 23 Hospitals and over 830 outpatient facilities spanning from Westchester to the eastern end of Long Island, with over 76,000 employees. Northwell was just named one of Glassdoor's 2021 Best Places to Work.

Christina oversees the department responsible for assisting first time home buyers on Long Island for the past seven years. Her background is in Human Resources, where she has worked for 17 years in both the corporate and operational setting. Her bachelor's degree is from Concordia College in Business Administration, minoring in Social Work and her master's degree is from Manhattanville College in Human Resources and Organizational Theory. Since managing the program, it has doubled in size in order to assist more employees on Long Island. She is currently working with Land Use Law Center Employer Assisted Housing Program to add a Westchester program to Northwell's benefit.

Kristin Miller

Director of the Metro Team, Corporation for Supportive Housing



Kristin Miller has more than 25 years of experience in homelessness, housing and social services, with a strong background in program design and implementation. As the Metro Team Director for CSH, Ms. Miller oversees all of CSH's training, lending, technical assistance, and systems change work throughout the states of NY, NJ, and PA. She is responsible for setting the direction and annual goals for the Metro Team, and fundraising to cover the Team's local costs. She also directly provides training, technical support, and advisement to numerous supportive housing providers and public funding agencies. Previously, Ms. Miller was a private consultant providing technical assistance on social service budgets, program planning and implementation for housing and services for formerly homeless families and singles adults, with clients such as government entities, non-profit and for-profit organizations. She also had leading roles at agencies including Hour Children, Inc., Common Ground Community, and the New York City Department of Homeless Services. Kristin earned a dual degree at Augsburg College with a Bachelor of Science in Social Work and a Bachelor of Arts in English, and she obtained her Master of Science in Social Work at Hunter College.

Rosemarie Noonan

Executive Director, Housing Action Council



Ms. Noonan is the Executive Director of Housing Action Council. She began her housing career as Director of the National Leased Housing Association, the leading trade association for government assisted rental housing development and management in Washington, DC. She attended Trinity College in Washington, DC, received an advanced degree in Government from Georgetown University, and is a graduate of Pace University School of Law. She has advised State and local housing officials on designing and implementing affordable housing programs and plans. She managed the Yonkers Affordable Housing Office which was responsible for implementing a housing desegregation order. She has designed housing seminars and trained professionals nationwide. She is experienced in integrating the housing development process with health and human service programs. She has fostered the creation of several Westchester not-for-profit organizations including The Preservation Company and Washingtonville Housing Alliance. The goal of these organizations is the development of housing which serves low income families and individuals of modest means. She has advised many civic groups, religious groups, and community organizations on appropriate roles for themselves in housing development and assisted them through the development process. She has managed the relocation of residents of several public housing developments as their housing has been re-developed. She affirmatively markets many of the affordable housing developments in Westchester County. Her services are primarily focused in the Hudson Region; however, she has provided this service throughout New York State and in many areas throughout the country. She has a strong working knowledge of Federal, State, County and local housing programs and is skilled in integrating them to develop financially feasible and affordable housing developments.

Christopher Quinones

Chief Administrative Officer, Sun River Health



Christopher Quinones currently serves as Chief Administrative Officer of Sun River Health with oversight of Capital Planning, Facilities, Environmental Services and Transportation.

With over 20 years of Not for Profit, Community Health Center & Federal Qualified Health Center experience, Chris' professional background includes executive oversight of Business Development, Information Technology, Health Information Technology, Human Resources, Strategic Planning, Real Estate, Managed Care & SNP's, Adult Day Health Care Programs and Health Homes Care Management.

Chris is a graduate of Boston College and holds a master's degree in Public Policy and Management from the Milano Graduate School, The New School. Chris is a sharp executive with a keen ability to manage complex operations while maintaining the highest quality and efficiency standards. He has spent the better part of his career focused on the not-for-profit and health care sector with a focus on achieving efficiencies within operations and improving patient outcomes through elevated clinical environments and health information technology.

Tiffany Zezula

Deputy Director, Land Use Law Center



Tiffany B. Zezula, Esq. is the Deputy Director for the Land Use Law Center at Pace University School of Law in White Plains, NY. She is the primary trainer and national coordinator for the Center's award winning Land Use Leadership Alliance Training program for local officials, environmentalists, planners, and developers. The Training Program has been modeled and transferred to over 6 states and has been tailored to tactical numerous land use issues, including fair and affordable housing. The program has trained over 3000 leaders in the Hudson Valley Region alone, including over 350 leaders in the Hudson Valley on the specific topic of fair and affordable housing.

Ms. Zezula also provides strategic assistance to local governments on comprehensive planning, revitalization strategies, land use, and the formation of affordable housing committees. Her work includes developing public engagement strategies and conducting feasibility analyses on town center developments. She conducts assessments and audits for municipalities in sustainable development, resiliency, State certification programs, and streamlining development processes. Ms. Zezula also provides strategic assistance to local governments, including assistance in developing collaborative public engagement approaches on land use project disputes and comprehensive planning. She has created various public engagement reports for communities across NY and CT. These reports are a culmination of public input facilitated by Ms. Zezula and then categorized and analyzed to highlight the public's feedback and interests regarding future land use decisions. Finally, she has worked in select communities in the creation of affordable housing committees advocating for affordable housing policy reform and education of citizens on the topic.

Finally, Ms. Zezula is in charge of running the Center's annual conference. The Center's annual conference is a significant educational event in the region, with more than 250 attorneys, business professionals, planners and local leaders in attendance to learn about national, regional, and local innovations, challenges, and best practices.

Ms. Zezula is a frequent national speaker on collaborative governance and local decision-making. She is also a frequent guest presenter at the Yale School of Forestry and an adjunct professor at Pace University School of Law on Environmental Dispute Resolution and Sustainable Development Law. She received her J.D. *cum laude* from Pace Law School in 2003 along with a certificate in Environmental Law. She is a certified mediator in the State of New York.