

The 5th Annual Hudson Valley Affordable Housing Virtual Summit

PLANNING TO STAY

Strengthening our Communities through Resilient Affordable Housing for All Ages

May 12, 2022

9:00 am – 12:30 pm

SPEAKER BIOS

Paul Beyer

State Director of Smart Growth, NYS Department of State



Paul Beyer is the State Director of Smart Growth Planning at the NYS Department of State's Office of Planning, Development and Community Infrastructure. In this position, Paul promotes the principles of Smart Growth on the state, regional and local level in New York. Paul's experience in land use and Smart Growth began when he worked in the New York State Legislature, where he focused on land use, environmental and public health policy. Paul served on the Planning Board in the Town of Amherst, NY for five years, where he helped develop the town's Comprehensive Plan. He also served on the Town of Bethlehem, NY Comprehensive Plan Update Committee. Paul has a law degree from the University at Buffalo.

Andrew Germansky

Senior Vice President, Real Estate, Westhab, Inc.



Andrew Germansky is the Senior Vice President of Real Estate at Westhab, Inc. He joined the organization in December of 2017 and is responsible for managing all phases of real estate development, including site identification and pipeline development, design coordination, financing, construction management, and property and asset management. Since joining Westhab, Andrew has overseen several large-scale affordable/supportive housing and transitional shelter developments in Westchester and New York City. He recently completed construction on Westhab's Dayspring Campus project, a community center hub and adjacent 63-unit affordable housing complex in Nodine Hill, Yonkers. Andrew has spoken at conferences and on panels about the importance of investing in community development.

Before working at Westhab, he worked for seven years at Omni New York LLC as the Assistant Vice President of Development. Andrew was part of a team that acquired and renovated/constructed 8,200 low-income affordable housing apartment units with a total transaction value of \$970 million and construction

costs totaling \$340 million. Before joining Omni, Andrew worked for Forsyth Street Advisors, a real estate and public finance consulting firm for affordable housing, and The Mind Company, a startup market research consulting firm in Buenos Aires, Argentina. Andrew holds a Bachelor of Arts in History from Middlebury College.

Carolyn Grossman Meagher

Director of Regional Planning, NYC Department of City Planning



Carolyn Grossman Meagher heads the newly formed Regional Planning Division within New York City's Planning Department. Initiated in June 2016 following a recommendation from One New York, the city's most recent strategic plan, the Regional Planning Division seeks to support New York City's collaboration with governments across the region on issues of shared planning priority. Prior to this position, Carolyn served as the Director of Governmental Affairs for the Department of City Planning, leading political outreach efforts for the city's land use and rezoning initiatives. She has also worked in political and real estate development consulting in NYC, and holds a Masters in Urban Planning with distinction from the Harvard Graduate School of Design, and a Bachelor of Arts in Political Science from the New College of Florida.

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.

Rick Morrissey

Deputy Supervisor, Town of Somers



Frederick "Rick" Morrissey has dedicated his life to Public Service, Environmental Health, and Community Service.

Town Supervisor, (Ret) Town of Somers, NY, January 2014 – December 2021

Served as CEO/CFO of the Town of Somers Responsible for the day-to-day operation of all Town business.

Town Councilman, Town of Somers, NY, January 2010 – December 2013

Served as a voting member of the governing council for the Town of Somers.

Deputy Commissioner, Environmental Health, Westchester County Department of Health, Mt. Kisco, NY, May 2010 – January 2014

Coordinated the administrative and policy-making aspects of the environmental health programs in the Westchester County Department of Health. Directed **Public Health Protection** permitting programs such as Food Service establishments, Children's Camps, Bulk Petroleum Storage, and the **Bureau of Environmental Quality** encompassing Land development, Water Quality and Air Quality programs.

Director of Operations, Environmental Health Services, Westchester County Department of Health, New Rochelle, NY, 1988 – May 2010

Directed the Administrative Hearing Office, generating \$1 million in Civil Penalties. Directed the Environmental Health Services permit program, generating \$4 million in revenue annually. Directed Tobacco Enforcement and the Adolescence Tobacco Use Prevention Act Program. Utilized thorough knowledge of Federal, State, and local regulations in the development and implementation of public health programs. Developed proposals for legislative action.

MAJOR ACHIEVEMENTS

Attained a Triple A Moody's rating for the Town of Somers via conservative budgeting

As Co-Chair of the Open Space Committee spearheaded the effort to purchase 654 acres of open space in the Town of Somers, known as the Angle Fly Preserve

President of the Somers Lions Club

Coached Modified Football & Lacrosse

Marcel Negret

Senior Planner, Regional Plan Association



Marcel is a Senior Planner at RPA. He provides technical expertise and research capabilities to RPA's planning and advocacy efforts.

Prior to joining RPA, Marcel was Project Manager at the Municipal Art Society of New York where he helped inform positions regarding citywide policies and precedent setting land use decisions. He has experience in stormwater infrastructure and has worked as a waterfront planning consultant for Insight Civil Engineering, and Community Boards 9 and 10 in the Bronx.

Marcel has a master's degree in Urban Environmental Systems from the Pratt Institute Graduate Center for Planning and the Environment (GCPE) and holds a bachelor from the School of Architecture and Design, Universidad de Los Andes, Bogota, Colombia. Marcel is a visiting assistant professor at Pratt Institute, recipient of an American Society of Landscape Architects (ASLA) research honor award, and a drum machine aficionado.

Adam Salgado

Commissioner of Development, City of New Rochelle



Mr. Salgado brings over 20 years of public service experience to the Commissioner of Development position, successfully leveraging his background in federal grants, economic development, housing finance, community engagement and municipal management to spearhead and execute impactful public works programs to benefit the City of New Rochelle. Mr. Salgado, with the full support of the City Council, guided an expansion and enhancement in 2021 to include a waterfront zone with open space and parkland as well as enhanced requirements/incentives for sustainable building design, green infrastructure, climate resiliency as well as local and MWBE hiring. The pivot to include these new initiatives underscores the City's vision and forward-looking approach to development with a focus on social equity, community engagement, and climate justice.

Prior to joining the City of New Rochelle, Mr. Salgado worked for the City of New York and was instrumental in developing and executing a number of significant urban development and transportation-related projects. As Director of Grants Management for the Department of Transportation (DOT) he oversaw planning and administration of the agency's \$500 million grant-funded budget including supporting the development of the CitiBike program and administering tactical urbanism initiatives such as the Times Square pedestrianization project.

He received his BA from Hunter College. A proud New Rochelle resident since 2014, Mr. Salgado currently serves as Executive Director of the City of New Rochelle's Industrial Development Agency (IDA) and Corporation for Local Development (CLD) and is a member of ICLEI Local Governments for Sustainability.

Laurie Schoeman

Director of Climate and Sustainability, Enterprise Community Investment



Laurie Schoeman is the Director of Climate and Sustainable for Enterprise Community Partners Capital Division and sits in the Office of the President. Enterprise is the only national nonprofit that does it all – solutions, capital and community development – under one roof. Laurie directs the efforts in the Capital division around ESG strategy development, finance, development and management of climate risks for affordable housing across the nation.

Schoeman is a deeply committed multi-sector climate risk reduction leader with 20 years of experience working in affordable housing, climate finance, community and economic development, equity and environmental justice, and federal and local policy to build the resilience of communities across the nation. Schoeman is a nationally known practitioner and intermediary recognized for her keen ability to drive complex problems into tangible outputs to accelerate climate-safe and adaptive communities. Laurie has led leading-edge local, state and federal efforts to promote climate risk reduction, including the passage of the nation's first utility-sponsored environmental justice policy in San Francisco; the construction of the nation's first off-grid environmental justice learning center in California; and the publication of a series on Climate Resilient Housing which has led to close to \$250M of investment into housing resilience. Schoeman is the co-chair of the New York State Climate assessment buildings chapter and co-facilitates Resilience21, a network of practitioners across the U.S. advancing climate risk reduction and adaptation. Schoeman has an MUP. from Hunter College and a BA from Smith College.

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.